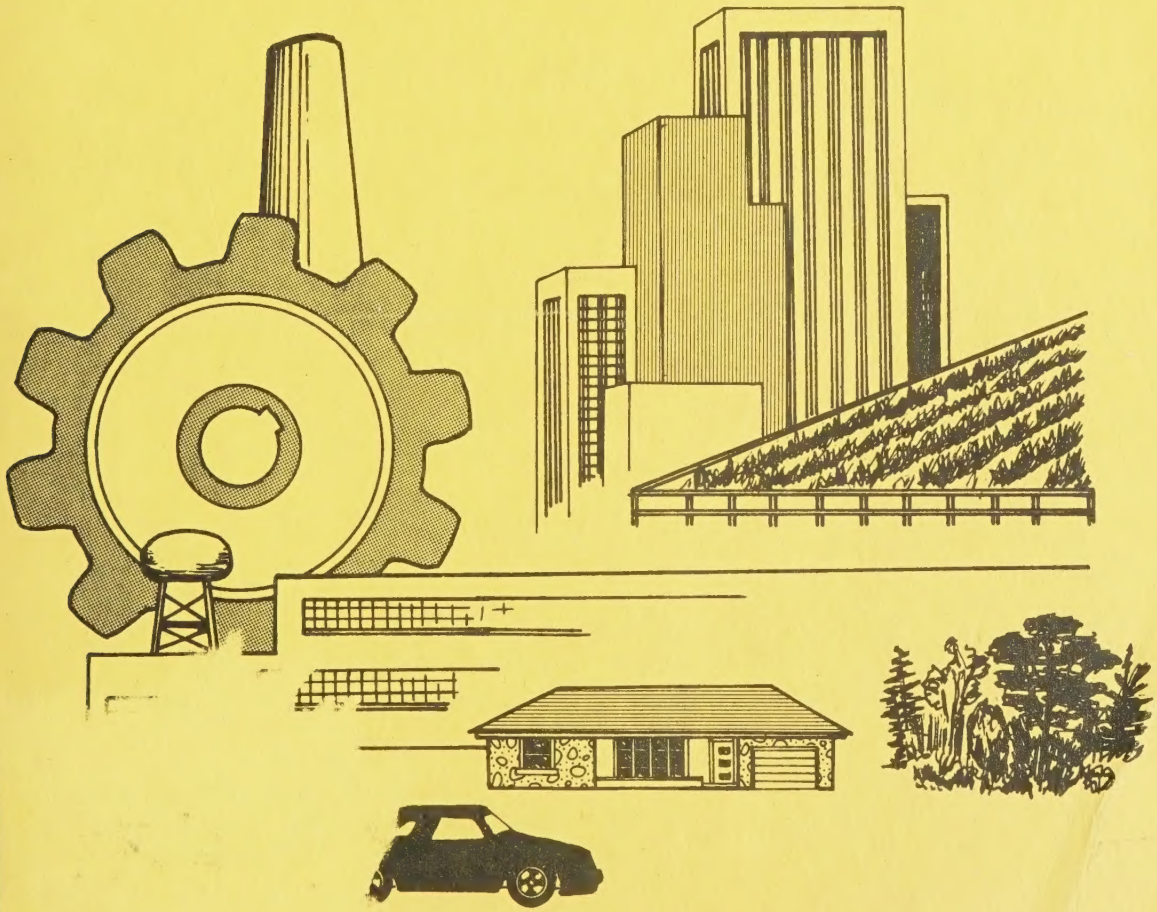

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MUNICIPAL PLANNING INFORMATION GUIDE

MINISTRY OF THE ENVIRONMENT
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NOISE POLLUTION CONTROL SECTION

CONTACTS · LISTINGS · SUMMARIES AVAILABLE TO MUNICIPALITIES



Prepared by:
Central Ontario Regional Office
Ministry of TEIA

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MUNICIPAL PLANNING INFORMATION GUIDE

CENTRAL ONTARIO REGION

FOREWORD

The Central Ontario Regional Office of the Ministry of Treasury, Economics and Intergovernmental Affairs has been involved in the preparation of a planning information system known as the MUNICIPAL PLANNING INFORMATION GUIDE. The purpose of this project is to facilitate easier communication and greater information exchange among municipal and regional planning agencies in Central Ontario.

In providing an easy reference to what planning information is available from the 38 participating municipalities in the Central Ontario Region, this present GUIDE is composed of four major sections:

1) Forewording introductory statements and instructions, plus a comprehensive cross-referenced index of study and report subjects;

2) Contact information for each participating municipality;

3) Catalogue of planning studies and reports received from each participating municipality;

4) Substantial collection of planning study and report summaries.

The approximately 400 summaries presently included in the GUIDE represent special planning and development studies either undertaken or commissioned by each department, along with planning office work programs, application and procedural techniques, and other planning reports or material deemed useful to local and regional planning agencies.

We trust this Guide will be of value to the users and will serve to facilitate easier communication and information exchange between all participants.

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WHERE INFORMATION IS AVAILABLE

"Any persons requesting any publications or other information listed within this GUIDE are advised to contact the appropriate municipality regarding the availability and price of such material"

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YORK (BOROUGH OF)

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LIST OF REPORTS RECEIVED:

"Any persons requesting any publications or other information listed within this GUIDE are advised to contact the appropriate municipality regarding the availability and price of such material"

● means a summary of the report is included

Section 2

TORONTO (Metropolitan Municipality of)

1. *Goals in Official Plans,* (Metroplan Background Study), R.S. Lang and J.E. Page, $2.00 per copy (prepaid)

*2. *Preliminary Impressions of the Urban Structure: To 1971,* (Metroplan Background Study), Research and Transportation Division, Metro Planning Dept., $2.00 per copy (prepaid)

*3. *Projections to 2001: Population, Housings and Employment,* (Metroplan Background Study), Research Division, Metro Planning Department., $2.00 per copy (prepaid)

*4. *Choices for the Future; Metropolitan Toronto Transportation Plan Review No. 64,* (Metroplan Background Study), 165 pages, March 1975, $2.00 per copy (prepaid)

*5. *The Financial Structure of Metropolitan Toronto,* (Metroplan Background Study), Don Richmond; P.S. Ross and Partners, July 1974, $2.00 per copy (prepaid)

*6. *Jobs and the Economy: A Study of Employment and Employment Generating Activities,* (Metroplan Background Study), Matthew B.M. Lawson - Planning Consultant, $2.00 per copy (prepaid)

7. *Present and Future Work,* (Metroplan Background Study), Myra R. Schiff, $2.00 per copy (prepaid)

*8. *Social Structure of Metropolitan Toronto,* (Metroplan Background Study), Leon Kumove - Social Planning Ltd., $2.00 per copy (prepaid)

9. *Correlates of the Social Structure in Metropolitan Toronto,* (Metroplan Background Study), Myra R. Schiff and Ron Pilette, $2.00 per copy (prepaid)

*10. *Management of Historical Resources,* (Metroplan Background Study), James Weller, $2.00 per copy (prepaid)

11. *Civic Design Study: Analysis of Civic Design Policies in Metropolitan Toronto,* (Metroplan Background Study), Alexander B. Leman, $2.00 per copy (prepaid)

*12. *Metroplan Concept and Objectives,* 1976, $2.00 per copy (prepaid)

13. *Metro Cordon Count Program - 1975,* January 1976, $2.00 per copy (prepaid)

14. *An Approach to a Transportation Problem - An Introduction,* June 1974, Toronto Variable Work Hours Project. $2.00 per copy (prepaid)

Note: Metroplan individual summaries are available free on reports marked * and are included in the Metroplan Information Kits. Information about Metroplan may be obtained as follows:

1. Metroplan Information kits containing summaries of the major studies, maps and other related information may be obtained FREE of charge from the Planning Department, 10th Floor, East Tower, City Hall, Telephone; 367-8720.

2. Copies of the Major Background Studies (as listed above) may be seen

   a) at any Metropolitan Public Library; and

   b) at the Metroplan OFfice, 10th Floor, East Tower, City Hall.

As noted in the above listing, all available Metroplan Major Background Studies may be purchased at a nominal fee of $2.00 each from the Metroplan office (prepaid on mail orders). Cheques or money orders for Metroplan and Transportation Reports are to be payable to Metropolitan Toronto Planning Department.

1. Organization Chart, February 1975, 1 page

2. *Official Plan Discussion Paper #1 "Stage 1: Background Information and Planning Issues"*, October 1974, 89 pages, maps

3. *Official Plan Discussion Paper #2 "Stage 2" Goals for the Official Plan of the Durham Planning Area*, April 1975

4. *Official Plan Discussion Paper #3 "Stage 3" Choices for the Future"*, 65 pages, August 1975

5. *Official Plan Discussion Paper #4 "Stage 4: Draft Proposal for Durham"*, 64 pages plus maps, December 1975

6. *Regional Planning Seminar*, 53 pages + appendices, October 1974

7. *Present Transportation Systems*, (Durham Region Transportation Study Working Paper No.1), 36 pages plus maps, January 1975

8. *Transportation and Land Use Considerations*, (Durham Region Transportation Study Working Paper No.2), 27 pages plus tables, February 1975

9. *Transportation Model Development* (Durham Region Transportation Study Working Paper No.3), 18 pages plus 4 appendices, tables and graphs, January 1976

10. *Recreational Travel Analysis*, (Durham Region Transportation Study Working Paper No.4), 54 pages plus maps, tables and 4 appendices, May 1975

11. *Analysis of Port, Airport and Railway Systems*, Durham Region Transportation Study Working Paper No.5, 51 pages plus maps and tables, May 1975

12. *Analysis and Evaluation of Transportation Alternatives*, (Durham Region Transportation Study Working Paper No. 6), 123 pages including tables, maps and graphs, March 1976

13. *Official Plan of the Regional Municipality of Durham*, 71 pages plus maps, adopted by Regional Council July 14, 1976

1. *Climatic Study*, 79 pages, graphs, maps and charts, August 1974

2. *Soils Study*, August 1974, 66 pages, maps, charts

3. *Aggregate Industry*, August 1974, 46 pages, maps, charts

4. *Rural Settlement Study*, November 1974, 76 pages, including maps, tables, appendices

5. *Hydrology*, August 1974, 51 pages, including tables, graphs and personal contacts

6. *Soil capability for Agriculture*, 22 pages, charts, map , March 1975

7. *Agriculture Perspective*, 81 pages, charts, maps and graphs, August 1974

8. *Population Growth (Internal)*, 17 pages, charts, graphs, March 1975

9. *Comparative Population Growth (External)*, 7 pages, charts, March 1975

10. *Population Demand Projections*, 17 pages, charts and graph, March 1975

11. *Demographic Analysis and Population Trend, Forecasts*, 31 pages, charts, graphs, July 1974

12. *Interim Planning Policies 1974*, 66 pages, maps , 1974

13. *Rural Existing Land Use 1974*, 59 pages, plus appendices and maps, December 1974

14. Official Plan Program flow chart, 1 page

15. *Urban Land Use Quantifications - 1974*, 5 pages including tables, December 1974

16. *Urban Land Use Densities - 1974*, 8 pages including tables, May 1975

* Note: All publications relating either to the Region or the City of Hamilton are available from the Regional Municipality of Hamilton-Wentworth Planning and Development Department

1. *Transportation Inventory: Report No. 1,* (A Substudy of the Regional Official Plan), October 1975, 38 pages plus 3 appendices

2. *Transportation - Travel Characteristics Survey 1975: Report No. 2,* (A Substudy of the Regional Official Plan), October 1975, 118 pages including maps, tables, graphs and 4 appendices

3. *Economic Base Inventory,* (A Subsidy of the Regional Official Plan), 1975, 161 pages including maps, tables and bibliography

4. *Trend - Alternative Plan No. 1,* (Regional Official Plan Study), October 1975, 105 pages including maps and tables

5. *Population: Future Growth,* (Regional Official Plan Study), 1975, 60 pages including tables, graphs, and bibliography

6. *Future Housing Requirements in the Regional Municipality of Hamilton-Wentworth,* (Peter Barnard Associates), February 1976, 140 pages including graphs, tables and 5 appendices

7. *Settlement Capability Study for the Hamilton-Wentworth Region,* (The UMA Group), February 1976, 2 volumes, 124 pages and 23 maps respectively

8. *Hamilton: General Background Information,* (Local Planning Division), September 1975, 50 pages including maps, tables and graphs

9. *Office Consolidation of The Official Plan of the City of Hamilton,* May 1975, 33 pages plus maps

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10. *Central Hamilton: Residential Development Alternatives*, (Diamond and Myers), September 1973, 79 pages including photos, drawings and tables

11. *1972 Official Plan for the East Mountain Areas*, Official Plan Amendment No. 276, February 1972, 19 pages plus maps, (City of Hamilton)

12. *1967 Official Plan for the Undeveloped Areas*, (Amendment No. 228, revised, 1970), 38 pages plus maps, (City of Hamilton)

13. *Neighbourhood Planning in Developed Areas*, (brochure), October 1975, 10 pages, maps and photos, (City of Hamilton)

14. *Neighbourhood Design in Undeveloped Areas*, (brochure), October 1975, 8 pages, maps and photos, (City of Hamilton)

15. *Greening of Hamilton-Wentworth*, (Value of Trees in Urban Areas), (brochure), July 1975, 14 pages including drawings

16. *By-law No. 74-39, Development Control for the City of Hamilton*, 1975, by-law, flow chart, application forms

NIAGARA (Regional Municipality of)

1. *Regional Niagara Retail Policy Study*, January 1974, 81 pages plus two appendices

2. *Regional Niagara - Policy Plan*, January 1974 47 pages plus maps

3. *Regional Niagara - Policy Plan - Addendum*, October 1974, 7 pages plus maps

4. *Preliminary Regional Planning Goals, Report No. 1*, April 1971, 62 pages

5. *Potential Recreation Areas and Fragile Biological Sites - Inventory and Recommendations - Report No. II*, July 1972, 66 pages plus maps and photos

1. *A Report on Growth and Development Patterns in Peel - Towards a Regional Official Plan,* (pamphlet), October 1974, 22 pages

2. *Development Patterns and Policy Statements for Peel,* (memorandum), October 1974, 31 pages

3. *Background Report on Population Growth,* April 1975 (memorandum), 7 pages plus charts and map

4. *Geographically Referenced Data Storage and Retrieval System (G.S.D.S.R.),* (memorandum), February 1975, 19 pages including drawings and maps

5. Staff organization chart - January 1975, 1 page

6. *Physical Survey - May 1975 - (Towards a Regional Official Plan)* 166 pages including maps and charts

1. *Environmentally Sensitive Policy Areas - Regional Official Policies Plan*, 120 pages, February 1974

2. *Report of the Waterloo-Wellington Airport Task Force*, 229 pages, July 1974

3. *Scenic Roads of North Dumfries, Wellesley and Woolwick (University of Waterloo)*, 29 pages and appendix, August 1974

4. *Growth - Policy Paper #1, Leading to the Regional Official Policies Plan*, 18 pages, January 1974

5. *Settlement Patterns - Policy Paper #2, Leading to the Regional Official Policies Plan*, 24 pages, April 1974

6. *Economic Development - Policy Paper #3, Leading to the Regional Official Policies Plan*, 37 pages, May 1974

7. *Housing - Policy Paper #4, Leading to the Regional Official Policies Plan*, 40 pages, May 1974

8. *Sand and Gravel Pits - Policy Paper #5, Leading to the Regional Official Policies Plan*, 21 pages, June 1974

9. *Open Space - Policy Paper #6, Leading to the Regional Official Policies Plan*, 20 pages, August 1974

10. *Transportation - Policy Paper #7, Leading to the Regional Official Policies Plan*, 42 pages, August 1974

11. *A Study of Regional Outdoor Recreation and Open Space Needs - Study Program*, 16 pages, December 1975

WATERLOO (Regional Municipality of)
(continued)

12. *Planning the Regional Plan*, (Conestoga Wagon, Volume 2, Number 1, October 1974), 23 pages

13. *Planning the Regional Plan*, (Conestoga Wagon, Volume 2, Number 1, October 1973), 12 pages

14. *The Regional Official Policies Plan*, Final Draft, 95 pages and tables, plus maps, November 1975

15. *Housing: A Program for Action*, 93 pages, tables and graphs, plus 4 appendices, June 1975

16. *Conflict of Interest Guidelines for Regional Employees*, 4 pages, January 1975

1. *Options for Agriculture in York Region*, 25 pages and appendix, June 1975

2. *Urban Settlements in Rural York Region - An Interim Policy*, 36 pages and appendix, June 1974

3. *An Interim Policy on Rural-Residential Development*, 20 pages and appendix, November 1972

4. *A Summary of the Historical Development of York Region - Regional Official Plan Technical Appendix 1*, 52 pages and appendix, June 1974

5. *Work Program-Regional Official Plan*, 56 pages and appendix, January 1973

6. *Cottage Survey - Township of Georgina*, 40 pages, July 1972

7. *A Preliminary Statement of Goals and Objectives*, 29 pages, 1973

8. *Employment Forecasts*, 119 pages (Kates, Peat, Marwick and Company), June 1973

9. *Physical Base of York Region, Regional Official Plan, Appendix #2*, 32 pages and maps, July 1974

10. *A Progress Report to the Toronto-Centred Co-ordinating Committee on the Problems of Financing Services in Provincially Designated Low Growth Areas*, 20 pages, December 1974

11. *Short-Term Development Forecast (1971-81) (Summary)*, Regional Official Plan Technical Memorandum, 18 pages, November 1973

12. *Building Permits 1973*, (Research Report), 13 pages and appendix, June 1974

13. *Terrain Evaluation Study*, 22 pages, May 1973

YORK (Regional Municipality of)
(continued)

14. *A Day-Care Study for the Regional Municipality of York*, 70 pages, September 1973

15. *Oakridges Moraine Study - An Interim Policy Approach to Development*, 16 pages and 2 appendices, July 1974

16. *Mobile Home Parks - Research Report #3*, 31 pages and appendix, September 1972

17. *Data Bank Outline*, 17 pages, October 1972

18. *Tax Yields and Municipal Costs of Alternative Types of Residential Development*, 38 pages, December 1971

19. *Choices for Development, Technical Paper No. 5*, 24 pages + maps, June 1975

20. *Limits of Urban Growth, Technical Paper No. 4*, 25 pages + appendix, June 1975

21. York Region Review, Volume 1, Number 1, June 1973, 8 pages

22. *Citizen Participation Program: Preparation of the Regional Official Plan*, 2 Sections, 21 pages total, June 1974 and May 1975

23. *Financial Impact of Short-Term Housing Action Programs*, 63 pages and tables, January 1975

24. *A Recommended Strategy for Urban Development for South Central York, Technical Paper No. 8*, 40 pages plus maps and tables, July 1976.

MUSKOKA (District Municipality of)

1. *Official Plan for the Muskoka Planning Area - Working Paper*, 153 pages plus appendices, June 1975

2. *Official Plan for the Muskoka Planning Area - Draft*, 20 page newspaper including maps and tables, June 1976

1. *Amendment to Establish a Policy for the Town of Paris Respecting the Maintenance of Properties,* 3 pages

2. *Report of the Agricultural Committee,* 6 pages, plus maps and 7 appendices, July 1974

3. *Estate Lot Policies - South Dumfries,* 25 pages, December 1974

4. *Official Plan #4 amendment - Maintenance of Property,* 3 pages, map, April 1975

VICTORIA (County of)

1. *Work Program, Official Plan,* 40 pages plus graphs, December 1975

2. *Interim Land Severance Policy,* 28 pages plus appendices, December 1975

1. *Urban Development Concept - Report 2: Financial and Environmental Impact Study of Urban Growth*, 15 pages plus 5 appendices, January 1975.

2. *Site Plan Contents Manual - Report 3: Financial and Environmental Impact Study of Urban Growth*, 6 pages plus exhibit map, May 1975.

3. *Industrial Study Area - Report 4: Financial and Environmental Impact Study of Urban Growth*, 15 pages plus maps and 4 appendices, May 1975.

4. *Heart Lake Study Area - Report 5: Financial and Environmental Impact Study of Urban Growth*, 10 pages plus map, May 1975.

5. *Housing Research Evaluation - Report 6: Financial and Environmental Impact Study of Urban Growth*, 10 pages plus 4 appendices, May 1975.

6. *Rural Land Use Survey - Report 7: Financial and Environmental Impact Study of Urban Growth*, 5 pages, May 1975.

7. *Financial Policies for Future Growth and Development of the City - Report 8: Financial and Environmental Impact Study of Urban Growth*, 34 pages plus 8 appendices (99 pages), May 1975.

8. *Information to Applicants*, 2 pages plus application forms.

9. *Information Report*, 279 pages, 1975.

1. *Method of Reducing the Cost of Single Family Homes*, 10 pages, March 1973

2. *Pros and Cons of Reversed Frontage*, staff report, 6 pages, September 1973

3. *Neighbourhood Improvement Program - Neighbourhood Questionnaire Analysis*, 30 pages, January 1975

4. *Legal Notice of Official Plan*, newspaper, May 1975

5. *Phase II Housing Policy Study - Draft Study Outline*, 6 pages.

6. *Neighbourhood Improvement Program - Citizen Committee Report*, 10 pages, May 1975

7. *Land Use and Brantford Airport*, staff report 5 pages plus 4 schedules

8. *Notes outlining the basis for population projection and distribution in Brantford and adjacent urban area*, 32 pages, maps, tables in appendices, November 1974

9. *Brantford Housing Policy*, 29 pages, 8 schedules, January 1975

10. *Purpose and Need for Set-backs and Yards*, 16 pages, June 1974

11. Flow charts for *Trade Area Analysis*,

12. Flow chart - *Land Development Process*,

13. Flow chart - *Staff Communication*,

14. Staff Organization Chart

15. *Draft Official Plan - City of Brantford*, 44 pages, maps, tables, February 1973

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16. *Potential Areas - Neighbourhood Improvement program*, 7 pages, October 1974

17. Neighbourhood Improvement Program - general presentation, 6 pages, July 1974

18. *Evaluation of Downtown Pedestrian Mall*, 19 pages, November 1974

19. Official Plan - newspaper copy

20. GUIDE FOR APPLICANTS To procedure concerning the submission of application to the City of Brantford Planning Board for preliminary review of a draft of a PLAN OF SUBDIVISION OR CONDOMINIUM PLAN, 2 pages, 1975

21. Application to the City of Brantford Planning Board for approval of a PLAN OF SUB-DIVISION OR CONDOMINIUM PLAN PURSUANT TO Section 33 of The Planning Act, R.S.O. 1970, 3 pages, 1975

22. GUIDE TO APPLICANTS - To Amend the City of Brantford Zoning By-law and Official Plan, 3 pages, 1975

23. Application for an Amendment to the Zoning Bylaw and/or Official Plan, 4 pages, 1975

1. *Planning Community 1*, April 1975, In 4 parts, 24 pages, maps

2. *Secondary Plan for the Hespeler Road Area*, May 1975, 13 pages

3. *Core Areas Secondary Plan, Phase One: Project Design*, June 1975

4. *Core Areas Secondary Plan - Phase Two: Core Areas Study*, 73 pages and tables, August 1975

5. *The Eagle Hill Redevelopment Plan*, 16 pages, and appendix, September 1974

1. *St. Clair - O'Connor Study*, 13 pages plus maps, June 1974.

2. *Official Plan of the Leaside Planning Area*, (Project Planning Associates), 66 pages plus maps, October 1962.

3. *Official Plan of the Township of East York Planning Area - Amendment No. 12*, 60 pages and tables, plus maps, April 1974.

4. *The Leaside Industrial Area Study*, 62 pages plus 6 appendices, October 1973.

5. *By-Law No. 967* - Amendment of Restrictive Area Zoning By-Law No. 6752 to provide for Control of Development, June 1974.

1. *Procedures for Public Hearing Notification in Higher Density Residential Developments*, Memorandum, December 1973, 3 pages

2. *Development Control (Section 35a of The Planning Act)* implementing by-law and procedures, Memorandum, May 1974, 5 pages

3. *Apartment Inventory*, March 1975

4. *Implications of Recent Amendments to the Planning Act as Contained in Bill 264 - The Planning Amendment Act, 1973*, Memorandum, April 1974

5. *Recent Amendments to The Planning Act as Contained in Bill 264 - The Planning Amendment Act, 1973*, (A Review), Memorandum, January 1974, 5 pages

6. *Report on Zoning Amendment from R-2 to C.L. to Permit a Mixed Commercial - Residential Condominium Development*, January 1975

7. *Report on Zoning Amendment from R-2 (Second Density Residential) to R-4 (Fourth Density Residential)*, 17 pages and diagrams, March 1975

8. *Report on Zoning Amendment from R-2 (Second Density Residential) to P.O.S. (Private Open Space) To permit the Burial of Cremated Remains*, 5 pages and maps, May 1975

9. *Report on Problems in Existing Condominiums* November 1974, 39 pages, 6 appendices

10. *Report on Noise Exposure Forecast (N.E.F.) in Application to the Borough of Etobicoke* January 1973, 44 pages

11. *Report on Townhouse Development*, May 1971, 10 pages, charts

12. *Parkway Belt Study*, 1974, 27 pages, 2 appendices, maps

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ETOBICOKE (Borough of) cont'd.

13. *Amendment No. B-1 to the Official Plan (Maintenance and Occupancy of Property)*, Memorandum, June 1973, 6 pages

14. *Amendment No. B-3 to the Official Plan (Auxiliary Commercial Use)*, Memorandum, November 1973, 5 pages

15. *District 8 Plan Special Site Policy and Commercial Designation for the South-East Corner of Dixon Road and Carlingview Drive*, Memorandum, February 1975, 3 pages

16. *Special Zoning Study of the Edgehill Road Area*, Memorandum, April 1975, 7 pages, map

17. *District 8 Plan - Implementation of Special Site Policy*, Memorandum, April 1974, 4 pages, map

18. *Official Plan Amendment No. D9.4.74*, Ontario Housing Corporation, December 1974, 2 pages

19. *1975 Work Program - Planning Department*, February 1975, 32 pages

20. *Official Plan and Zoning Amendment on the Motel Strip*, April 1975, 30 pages, map

21. *Review of Current Official Plan Policies and Zoning By-law Provisions Affecting Automotive Uses in Etobicoke*, May 1975

22. *Report on Local Public Road Standards*, 40 pages plus appendices, March 1975

23. *Amendment No. B-2 to the Official Plan (regulating condominium housing developments)* January 1974, 26 pages

24. (Application form for) *Application for Amendment to the Zoning By-law*, 3 pages

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ETOBICOKE (Borough of) cont'd.

25. *Report on Multiple Use of Ontario Hydro Rights-of-way in Etobicoke*, May 1975, 9 pages, charts, map

26. Staff Organization Chart, 1974, 1 page

27. *Lorraine Gardens - Appleby Road Area - Study of the Desireability of Special Zoning*, October 1973, 7 pages, maps

28. *Laburnham - Special Study Area*, August 1972, 30 pages, maps and photos

29. *Consulting Engineers Guide for Land Development*, 74 pages, December 1972

30. *By-law No. 3401, Development Control By-law for former Township of Etobicoke Area.*

1. *An Inventory of Federal and Provincial Housing Programs*, January 1975, 122 pages, charts and tables

2. *Hanlon Creek Ecological Study Phase A*, (University of Guelph), September 1971, 66 pages, maps

3. *Hanlon Creek Ecological Study Phase B*, (University of Guelph), April 1972, 71 pages, maps

4. Guelph & District Community Service Council (leaflet)

KITCHENER (City of)

1. *Kitchener 2,000, a Regional Concept,* 40 pages, maps and charts, July 1964

2. *Staging of Development Report,* January 1975, 20 pages, charts

3. *Community Concept Plan Priorities and Sequences of Plan Preparation,* 23 pages, January 1975

4. Staging of Development - map January 1975

5. Organization Chart - Department of Planning and Development, 1 page

6. *Preparation and Flow of Department of Planning and Development Staff Reports,* 2 pages, March 1975

7. *Condominium Conversion Policy,* 3 pages, (staff report), June 1975

8. *Development Division Project Status,* (staff report), 9 pages, July 1975

9. *Guide to Procedure for Zone Change,* (includes application forms), 4 pages, September 1973

10. *Bill Pr15, An Act Respecting the City of Kitchener,* 3 pages, April 1974

1. *Mississauga Urban Development and Transportation Study - Evaluation and Recommendations*, Volume 1, March 1975, 180 pages, maps and tables

2. *Mississauga Urban Development and Transportation Study - Transportation*, Volume 2, March 1975, 81 pages, maps and tables plus 2 appendices

3. *Mississauga Urban Development and Transportation Study - Centres*, Volume 3, April 1975, 66 pages, maps, drawings and photos

4. *Mississauga Urban Development and Transportation Study - Finance*, Volume 4, March 1975, 85 pages, 2 appendices re data

5. *Mississauga Urban Development and Transportation Study - Development Control*, Volume 5, March 1975, 86 pages, tables, photos plus 3 appendices

6. *Mississauga Urban Development and Transportation Study - Current Financial Position*, January 1975, 22 pages plus 4 appendices

7. *Mississauga Urban Development and Transportation Study - Study Design*, July 1974, 39 pages

8. *Mississauga Urban Development and Transportation Study - Development Alternatives*, November 1974, 45 pages, maps and tables

9. *Mississauga Urban Development and Transportation Study - Major Development Issues*, September 1974, 63 pages plus summary and appendix

10. *Mississauga Transportation Planning Study - Bicycle Path Study*, December 1974, 66 pages, maps and drawings

11. *Mississauga Transportation Planning Study - Regional Transportation Analysis*, September 1974, 115 pages, tables, maps

12. *Mississauga Transportation Planning Study - Traffic Operations*, February 1975, 70 pages, maps and graphs plus 4 appendices

MISSISSAUGA (City of)
(continued)

13a. *Public Participation - Public Response*, Volume 1, November 1975, 161 pages, maps and tables

b. *Public Participation - Public Response*, Volume 2, November 1975, 163 pages, maps and tables

c. *Public Participation - Public Response*, Volume 3, November 1975, 139 pages, maps and tables

d. *Public Participation - Public Response*, Volume 4, November 1975, 146 pages, maps and tables

e. *Public Participation - Public Response*, Volume 5, November 1975, 185 pages, maps and tables

14. *Public Participation - Report on Public Meetings, February - April 1975*, May 1975, 66 pages, tables

15. *Public Participation - Report on Public Meetings, May - June 1975*, July 1975, 60 pages, tables

16. *Public Participation - Student Handbook*, September 1975, 22 pages plus glossary and maps

17. *Apartment Houses: Design Considerations*, 6 pages, 1975

18. *Industrial Buildings: Design Considerations*, 9 pages, 1975

19. *1975 Population and Housing Study*, based on 1974 Survey Data, December 1975, 61 pages, tables and graphs

20. *Study of Northern Part of the Town of Mississauga*, Interim Report, 1972, 15 pages plus 2 appendices

21. *Feedback - June 1975 - Volume 1, Number 1*, (public participation newspaper)

22. *Cawthra Senior Citizens' Centre*, (pamphlet)

MISSISSAUGA (City of)

(continued)

23. *Clarkson Business District Improvement Study*, March 1975, 33 pages and photos, plus design illustrations

24. *Development Control:* Zoning By-law No. 191-74, and Zoning By-law No. 603-75

NEWCASTLE (Town of)

1. *Courtice - Concept Plan*, February 1975, 13 pages, plus maps drawings and data

NIAGARA FALLS (City of)

1. *Planning Department Annual Report*, 1974
   24 pages plus maps

2. *Housing Policy for City of Niagara Falls*,
   October 1974

3. *A Discussion for the Establishment of a Community Residence for the Mentally Retarded*
   July 1974

4. *Buckley Avenue Senior Citizens Project*,
   October 1974, 42 pages, maps and drawings

5. *Falls Industrial Park - Commercial Proposal Call*, 25 pages, maps and appendices, June 1975

6. *Proposed Niagara Distribution Centre*, 12 items and maps, 1972

7. *Park Dedication Policy*, 26 pages, September 1975

NIAGARA ON THE LAKE (Town of)

1. *Housing Policy*, 33 pages, March 1975

2. *Traffic Operations and Parking Study*, (Read, Voorhees & Assoc. Ltd.), 97 pages, March 1975

NORTH YORK (Borough of)

1. *Study of Future Office Development Policy,* (Patterson Planning and Research Ltd.), October 1973

2. *A report on Research Into Patterns of Recreation and Leisure in the Borough of North York,* June 1971

3. *Study of Public Attitudes to Zoning By-law No. 7625,* November 1973

4. *Report on Underground Parking Garages in Apartment Buildings,* September 1974

5. *Report on Mayor Lastman's Committee on Violence,* September 1974

6. *North York Civic Centre,* 1971, 30 pages including drawings and plans

7. *A Study of the Conversation of Rental Accommodation to Condominium,* March 1975, 207 pages including graphs and charts

8. *Noise Pollution - A Selected Annotated Bibliography,* (Urban Planning Department, Ryerson Polytechnical Institute), 1975, 170 pages

1. *Speer's Road Buffer Study (The Development of Buffer Solutions)*, 1975, 10 pages plus map

2. *Report on N.I.P., R.R.A.P., and O.H.R.P.*, February 1975, 17 pages

3. *Work Program of the Long Range Planning Section*, April 1975, 2 page list

4. *Population and Development Forecast*, November 1972, 32 pages including charts, maps and graphs

5. *Specifications: Site Plan, Site Statistics, Subdivision Servicing*

6. Application for Subdivision Approval (form and notes)

7. *Proposed Oakville Official Plan*, September 1973, 61 pages including maps and drawings

8. *White Oaks Trail*, October 1975, 45 pages plus maps

9. *Site Plan Committee (a) preamble (b) administration (c) terms of reference (d) procedures (e) site plan specifications*, March 1975, 8 pages

10. *Bronte Plan*, December 1972, 164 pages including maps and drawings, plus 6 Study Area maps

11. *Bronte Tertiary Plan (discussion paper #1): The Planning Process*, March 1975, 10 pages plus map

12. *Bronte Tertiary Plan (discussion paper #2): Cluster Housing*, February 1975, 23 pages including maps, photos and appendix

13. *Kerr Street Secondary Plan (as adopted by the Kerr Street Citizens' Advisory Committee)*, April 1975, 8 pages plus maps

14. *Upper Middle Road: Future Crossing of Sixteen Mile Creek*, Preliminary Engineering Report by Giffels, Davis and Jorgensen Ltd., Consulting Engineers, January 1975, 31 pages plus drawings, maps and plates

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15. *Bronte Lakefront Study*, F. J. Reinders and Assoc. Ltd., September 1974, 48 pages including drawings, maps and photos

16. *Report on Day Nurseries*, (Staff Report), March 1975, 9 pages

17. *Housing Policy Paper: Phase I*, January 1975, 14 pages

18. *Environmental Plan: Philosophy and Perspectives*, (Background Paper No. 1 - Preliminary Draft), May 1976, 18 page text plus 24 page Work Program.

1. *Secondary Planning Procedures*, 6 pages,1974

2. *Procedure to Amend the Official Plan*, 2 pages, 1974

3. *Rezoning Procedures*, 6 pages, 1974

4. *Procedure for Approval of a Plan of Subdivision*, 5 pages, 1974

5. *Building Permit Procedure*, 11 pages, 1974

6. *The Neighbourhood Planning Concept*, 8 pages, 1972.

7. Organization Chart - 1 page, July 1975

8. *Preliminary Analysis of Ontario Housing Action Program*, 8 pages and 2 appendices, 1974

9. *Staff Committee Report to the Executive Committee on Intergovernmental Staff Meetings to Study O.H.A.P. Tax Stabilization Provisions*, 6 pages, November 1974

10. *Commercial Parking Lot Design Standards*, 5 pages, January 1975

PETERBOROUGH (City of)

1. *A Comparative Evaluation of Urban Computerized Data System by City of Peterborough Planning Department*, 62 pages, December 1974

2. *Planning Process and Procedures: Parts I and II*, 2 parts, 17 and 36 pages respectively, January 1975

3. *Planning Programs and Priorities - 1975*, 6 pages, December 1974

4. *1974 Annual Report (Planning)*, 14 pages plus 5 appendices

5. *Publication List*, 2 pages, March 1975

6. *1975 Annual Report (Planning)*, 54 pages including maps, tables and 5 appendices, March 1976

7. *Planning Programs and Priorities - 1976*, 5 pages, December 1975

8. *The Official Plan of the City of Peterborough Planning Area*, 37 pages plus maps and 3 appendices, approved by OMB, April 2, 1975

9. *Office Consolidation - Restricted Area Zoning Bylaw 1972-120*, 98 pages plus maps and schedules, December 1975

1. *Rosebank Neighbourhood Tertiary Plan*, 1975, 77 pages including maps and charts

2. *Rosebank Neighborhood*, (Background Study to #1 above), 1975, 32 pages including maps, charts plus questionnaire

1. *Lake Wilcox Study*, (Dillon Engineers and Planners), September 1974, 121 pages plus maps and 3 appendices

1. *Procedures (for project developments requiring by-law amendments)*, 13 pages, 1975

2. *Sample Landscaping Plan - Standard Procedures* (goes with #1 above), 1 page (drawing), 1966

3. *Requirements for Service Stations and Public Garages*, (goes with #1 above), 1 page (drawing), 1966

4. *General Provision (for calculation of setbacks of various type lots)*, (goes with #1 above), 1 page (drawing), 1966

5. *Report on Cul-de-sac Standards*, 3 pages, July 1974

6. *Buffer Landscaping*, (requirements) by T. N. Salter, 13 pages including drawings

7. Planning Department staff organization chart - 1 page, May 1975

8. *A Review of the Nature of Density Standards and Performance Criteria for Residential Development*, 19 pages, October 1970

9. *Report on 5% Dedications for Park Purposes*, (Inter-Department Memorandum), 3 pages, August 1974

10. *Louth Land Use Report*, 30 pages, June 1969

11. *Public Participation in the Subdivision Process*, 5 pages, July 1974

12. *Home Occupations (zoning study)*, (survey of other municipalities' requirements), 1972, 56 pages plus questionnaire tabulation

13. *Proposal for the Preparation of Secondary Plans for the West St. Catharines Area*, 7 pages + appendix, January 1975

14. *St. Catharines Housing Study*, 85 pages, October 1975

1. *Condominium Report*, 42 pages and appendix, 1975

2. *Development Application Procedures*, (staff report), 9 pages, December 1974

3. *Streetscape Study*, June 1975, 66 pages, plus appendix

4. *Development Control*, 48 pages and drawings February 1975

5. *Residential Siting Standards and Land Use Relationships within Residential Subdivisions*, 10 pages, 1967

6. *Report on the Activities of the Scarborough Planning Board*, 18 pages, 1973

7. *Study of Interim Housing Policy*, 272 pages, October 1974

8. *Standards for Provision of Municipal Parks*, 19 pages, April 1968

9. *Report on Scarborough Industrial Land Use Policy and Proposed Policy with Respect to Office Development*, 8 pages, 1974

10. *Large Lot Study*, 86 pages, March 1975

11. *Service Station Policy in Scarborough's Official Plan*, 64 pages, August 1974

12. *Land Use Provisions for Billboards*, 35 pages, January 1970

13. *Scarborough Planning Statistics*, 59 pages, December 1974

14. *Parking Requirements for Community Shopping Centres*, 38 pages, January 1974

15. *Retail Commercial Standards*, 20 pages + appendix, April 1968

16. *Automobile Disposal and Salvage Yards*, 22 pages + schedules, August 1967

17. *Subdivision of Shopping Centres*, 8 pages + appendix, October 1968

18. *Sign Display*, 26 pages, November 1967

19. *Kingston Road - An Urban Design Study*, 53 pages, November 1973

20. *A Day Care Study*, 7 pages, 1971

21. *Golden Mile Industrial District Planning Study*, 8 pages + maps and photographs, May 1975

22. *Rouge Industrial District Study*, 214 pages, May 1973

23. *Watercourse Beautification Study*, 35 pages + appendices, January 1973

24. *Steeles Community Road Needs Study*, 8 pages + map, May 1973

25. *An Appraisal of Industrial Land in Scarborough*, 15 pages + appendices, October 1973

26. *Report to M.T.R.C.A. Waterfront Plan - East Point*, Scarborough Planning Board Special Study Report, 56 pages, May 1973

27. *Removal of Sign Regulations for Zoning By-laws*, 8 pages, February 1974

28. *Community District Secondary Plan - Agincourt North*, Official Plan of the Borough of Scarborough, 29 pages + map, December 1974

29. *Industrial District Secondary Plan - Rouge*, Official Plan of the Borough of Scarborough, 14 pages + map, December 1974

SCARBOROUGH (Borough of)
(continued)

30. *Community Shopping Centres Parking Study*, (Shopping Centre Site Development Study), 11 pages

31. *Scarborough Town Centre Land Use Study*, 42 pages, January 1974

32. *A Study of Appropriate Land Uses for Lands Within 1/4 Mile of the Metropolitan Zoo*, 6 pages + maps, October 1973

33. *Parks Policy Review: Scarborough Official Plan Review*, 14 pages including maps and graphs, plus 7 appendices, February 1976

34. *Parking Standards Study*, 27 pages and tables, plus 3 appendices, October 1975

35. *How Scarborough Plans*, 16 pages including photos, 1976

36. *Planning Department Catalogue of Publications*, 6 pages, 1975

1. *A Place for Industry*, (A Discussion Paper on the Future of Industry in the City of Toronto), 59 pages, June 1974

2. *Industrial Relocation and its Impact on Employees*, (A Place for Industry: Assumption Study No. 1), 73 pages including charts, maps, graphs, questionnaire and 5 appendices, June 1975

3. *The City's Attractiveness for Industry*, (A Place for Industry: Assumption Study No. 2), 31 pages including maps, April 1976

4. *Core Area - Interim Criteria for Evaluating Developments which Require Exemption from the Provisions of the 'Core Area Holding By-law'*, 279 pages, October 1974

5. *Ethnic Change*, (Research Bulletin #8), 34 pages including tables, April 1974

6. *Core Area Employment*, (Research Bulletin #9), 37 pages including 5 appendices, charts and maps, September 1974

7. *Housing Indicators*, (Research Bulletin #10), 20 pages plus graphs, charts and 1 appendix, September 1974

8. *Housing Programs: Federal. Provincial. Municipal.*, A Handbook of Housing Assistance Programs Applicable to the City of Toronto, (Research Bulletin #11), 84 pages plus appendix, September 1974

9. *Union Station Study*, 13 pages, July 1974

10. *Report on Ravines/Consolidation*, 46 pages plus 4 appendices and maps, October 1973

11. *The Waterfront - Toronto's Priceless Heritage*, (Information Bulletin III), pamphlet, June 1974

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12. *Central Area Plan Review: Principles*, 60 pages including 1 appendix, March 1975

13. *Central Area Plan Review, Part I: General Plan Proposals*, 387 pages including maps and tables, October 1975

14. *Central Area Plan Review, Part II: Area Plan for North Midtown*, 192 pages including maps and tables, plus 4 appendices, October 1975

15. *Central Area Plan Review: Central Industrial District - Proposals*, 164 pages including maps, photos and appendices, March 1976

16. *City of Toronto Rooming House By-law Study*, 70 pages, May 1974, (available only from City of Toronto Development Dept.)

17. *On Building Downtown: Design Guidelines for the Core Area*, 264 pages including maps, sketches, photos and diagrams, September 1974

18. *Built-Form Analysis: A Working Paper on the Implications for Built-Form of Land-Use Policies Relating to Housing, Mixed Uses, and Recreation Space in the Inner Core Area*, 182 pages including drawings, maps, tables and appendices, August 1975

19. *Housing Low-Income Single People*, 34 pages, illustrated, September 1975

20. *Central Toronto Offices: Observations on Location Patterns and Linkages*, 51 pages including tables and graphs, October 1975

21. *Waterfront Precedents*, (Central Waterfront Planning Committee Information Base), 172 pages including maps, photos, drawings, April 1976

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22. *Rehabilitation of Housing in Central Toronto,* 122 pages including tables, appendices and questionnaire, September 1966

23. *Development Control Policies: Their Purpose and Economic Implication,* (David M. Nowlan, 55 pages including 2 appendices, September 1975

24. *The Development Process: Private Sector Decision-Making,* 63 pages, tables and diagrams plus 2 appendices, October 1975

25. *Municipal Finances and the City of Toronto's Inner Core Area,* 121 pages including maps, tables, September 1975

26. *The Land Market and the Core of Toronto: Theory, Analysis and Policy Alternatives,* 159 pages plus appendices, June 1975

27. *Toronto's Retail Strips,* 75 pages including maps and photos, April 1976

28. *North Toronto Retail Strips,* 253 pages including tables, photos, maps, and questionnaire, June 1976

29. *Core Area Housing Study,* 2 volumes, 252 pages and 436 pages (Appendix) respectively, December 1974

30. *Trends and Influences on Floor Area Ratios for Downtown Office Workers,* 56 pages, tables and graphs plus 4 appendices, July 1975

31. *Bibliography; A Bibliography of Major Planning Publications - May 1942-January 1976,* 29 pages, January 1976

32. *Publication Price List,* pamphlet, March 1976

1. *Industrial Report*, 21 pages and maps, October 1972

2. *Residential Attitude Survey - Woodbridge*, 15 pages, 1974

3. *Financial Impact Study - Pine Valley Village*, 28 pages and appendix, January 1975

4. *Woodbridge Central Area Study, Part 1, Development Factors*, 57 pages, maps and text, 1974

1. *Concept for the Waterloo Official Plan,*
October 1975, 36 pages plus 2 maps

2. *A Development Plan for a Growing Waterloo,*
March 1976, 5 page newspaper

1. *Secondary Plan for Study Area 3 (Downtown)*, 72 pages and appendix, May 1975

2. *Rossland Road Area Urban Design Study*, (Raymond Moriyama, Architects and Planners), 51 pages including photos and drawings, May 1975

3. *Official Plan of the Town of Whitby Planning Area*, 56 pages, June 1974

4. *Development Guide for the Town of Whitby*, 48 pages and appendix, 1971

5. *Application for Approval of Subdivision Plans - Information and Rules of Procedure*, 13 pages, June 1974

6. *Brooklin Feasibility Study*, 37 pages, December 1975

YORK (Borough of)

1. *Housing Policy Study*, May 1975, 243 pages including charts, maps and 3 appendices

2. *Condominium Policy for the Borough of York*, January 1975, 29 pages plus 2 appendices and map

3. *Metropolitan Toronto Cost/Benefit Factors Relating to Large Apartment Development Study Guidelines*, May 1973, 15 pages including graphs

4. *Cost Benefit Study of Land Use Within the Borough: Volume I*, August 1971, 80 pages plus maps

5. *Cost Benefit Study of Land Use Within the Borough: Volume II*, August 1971, 150 pages

6. *Summary Report: Cost Benefit Study of Land Use Within the Borough*, August 1971, 21 pages plus appendix

7. *Parking Requirements in C1 and C2 Zones*, September 1975, 7 pages

SUMMARIES OF REPORTS RECEIVED:

WHAT EACH REPORT SAYS

"Any persons requesting any publications or other information listed within this GUIDE are advised to contact the appropriate municipality regarding the availability and price of such material"

Section 3

METROPOLITAN TORONTO

ITLE: The Financial Structure of Metropolitan Toronto:

UTHOR: P. S. Ross and Partners, Management Consultants, for the Metropolitan Toronto Planning Board #5

ORMAT: Loose Leaf, 76 pages including chart, graphs, and tables, July 1974.

ONTENT: This Part I report describes the financial structure of Metropolitan Toronto as an aspect of the Metropolitan Plan Preparation Program.

The report analysis is broken down into four distinct areas of presentation. One deals with Revenue Analysis, another with Revenue Base, another with Current Expenditures, and a final section dealing with Capital Expenditures. In all instances, these have been analyzed in terms of the Metropolitan Corporation per se, the municipal enterprises (Toronto Transit Commission and Waterworks) and the Metro Toronto School Board.

The time frame employed in analyzing the four areas is in five-year intervals from 1954 to 1974, with every year from 1966 to 1973 included. The analysis of capital expenditures uses all years available from 1954 to 1972. Related projections are also dealt with, but in very broad terms only. Further work in this area fell within the scope of the Part II study. A substantial amount of data was compiled, and this data has been subjected to vigorous analysis throughout the report.

The results of both the revenue and expenditure structure analysis are finally summarized in the Conclusions chapter. These major conclusions relate not to the financial structure of Metro per se, but rather to how changes to that structure have occurred. All conclusions are viewed in the light of recent major and minor provincial decisions relating to Metro.

R. of DURHAM

TITLE Official Plan Discussion Paper #1
"Stage 1: Background Information
and Planning Issues:

AUTHOR Regional Municipality of Durham -
Department of Planning and
Development. #2

FORMAT Soft Cover, 89 pages, including tables
and maps, plus appendices.
October 1974

CONTENT

The purpose of Discussion Paper #1 is to provide a quantitative summary of pertinent background information necessary for the preparation of the Region's Official Plan. For ease of reference, this information has been arranged under the following headings:

1) Introduction- Official Plan, the planning process, public participation;

2) Natural Resources - natural features, agricultural and mineral resources, outdoor recreation and conservation;

3) Urban Systems - existing settlement pattern and land use, potential urban structure, residential structure, transportation, major utilities, cultural resources and community facilities;

4) Population, Employment and the Regional Economic Base - population profile, regional employment, industrial and commercial structure, development of the Lakeshore Urban Corridor;

5) Regional Development Concept - Toronto regional concepts, Durham regional concepts;

6) Summary of Stage 1 Issues.

The paper does not attempt to qualify any proposed policy of the Official Plan or justify any action which might be taken. It provides information and highlights certain issues for a better understanding of the intrinsic factors and forces that are shaping the Region.

TITLE Official Plan Discussion Paper #2 "Stage 2: Goals for the Official Plan of the Durham Planning Area".

AUTHOR Region of Durham Department of Planning and Development. #3

FORMAT Soft Cover, 110 pages including charts and appendices. April 1975

CONTENT

A discussion paper which puts forward the goals of the Region in order to determine and evaluate the direction, policies and programs of the Official Plan.

A public participation program was used to involve the public in the process of identifying regional goals. Four methods of determining public response and input were employed; two public opinion surveys, informal group meetings, public meetings and public displays.

The report initially presents a set of recommended goals for the Official Plan, sets out the rationale or philosophy (issues) behind these goals, and presents a list of possible courses of action (implementation) required to attain the goals.

The operation and results of the public opinion surveys are included. From the first survey, general concerns and policy preferences were identified. In response to these problems a set of initial goals were formulated and circulated for general discussion in the second survey. The report also includes a detailed summary of response for each survey, along with preference ranking and public suggestions.

The questions and concerns expressed at the public meetings are synthesized in the report. These issues are broadly categorized as concerns of growth, resources and the Official Plan process.

Similarly, the concerns expressed at the informal group discussion meetings, in which the public was invited and participated, are summarized as relating to the three basic topics.

Finally, the minutes of the public meetings are summarized in appendix form.

TITLE — Official Plan Discussion Paper #3: "Stage 3: Choice for the Future"

AUTHOR — Region of Durham Department of Planning and Development. #4

FORMAT — Soft Cover, 65 pages, including maps and graphs, plus 71 detailed, colour maps. August 1975

CONTENT

The third in a series of Discussion Papers relating to the preparation of the Regional Official Plan. The report presents, for discussion and comment purposes, the various choices for policy direction as they relate to the fulfilment of the Regional Goals. These choices are not all inclusive as they only represent the basic choices which could be made. Discussion is limited to three main headings; Choices for Future Population Distribution, Choices for the Region's Environment, and Choices for the Future: Area Municipalities. The choices are also basically constrained by existing conditions and planning principles stemming from the Region's Goals.

In placing the choices in perspective, the introduction briefly outlines:

1) the present state of the Region;

2) the outside forces influencing the Region;

3) those planning issues which have to be considered;

4) The major goals of the Region.

Prior to the initial discussion of choices for population distribution, the future regional population is examined and proportionally compared to related provincial and national population growth. Regional forecasts are determined through a Durham estimate, along with tabulated forecasts from various area studies (MTARTS, OAPADS, TCR, COLUC). Following this, the chapter dealing with population distribution highlights the various

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choices by which the urban and rural areas of the Region might reasonably accommodate a population of 660,000 persons, the population forecasted for the year 2000.

The choices for the Region's human environment are discussed under the following headings:

Residential - urban
Residential - rural
Commercial
Industrial
Agricultural
Mineral Resources
Recreation and Conservation
Transportation

Previously discussed choices are highlighted and related to each of the eight Area Municipalities in the Region. These individual choices for the future focus on agricultural, mineral resource, recreation and conservation, and general settlement considerations. General information, development constraints and alternatives for development are discussed for each involved Area Municipality.

This paper outlines a variety of choices relating to the Region's environment as influenced by anticipated population growth. Key issues have been identified and choices presented. Other choices were planned for identification and discussion during a further series of public meetings, held in late 1975.

The remainder of the report involves a detailed series of maps depicting development and population distribution alternatives for each Area Municipality in the Region.

TITLE: Official Plan Discussion Paper No. 4, Stage 4: Draft Proposal for Durham

AUTHOR: Region of Durham Planning Department #5

FORMAT: Bound Soft Cover, 64 pages plus 6 separate maps, December 1975

CONTENT: As Stage No. 4 of the Official Plan preparation process, this discussion paper puts forward a draft proposal for consideration by the public, the Planning and Development Committee and Regional Council with respect to the future of the Durham Region.

Part A of the report contains some introductory comments indicating the philosophy underlying the proposal and provides an overview of the Regional concept.

Part B presents the proposal in the form of policies and broadly defined land use maps. The proposal outlines courses of action with respect to future development and the pattern under which it could take place in the Region. It also provides a guide for Area Municipalities as a starting point for more detailed planning at the local level.

The following aspects of the proposal are discussed in detail in Section B of the report:

1. Settlement areas;
2. Major Open Space;
3. Agriculture;
4. Mineral Resources;
5. Transportation;
6. Services and Staging;
7. Special Study Areas;
8. Implementation.

The report also includes a set of six maps, illustrating the five Land Use and Transportation proposal alternatives plus proposed population figures for urban areas of the Region in the year 2000.

NOTE: This paper was presented in order to obtain input from the public before the Planning and Development Committee made a recommendation to Regional Council for an Official Plan.

TITLE Regional Planning Seminar

AUTHOR Region of Durham Planning and Development Department. #6

FORMAT Soft Cover, 58 pages including list of participants, plus an appendix. October 1974

CONTENT

The proceedings of a two-day Regional Planning Seminar held in Oshawa on October 16th and 17th, 1974, and sponsored by the Region of Durham and the Province. The seminar gave representatives from Regional Municipalities and the Province an opportunity to exchange their views on vital planning issues.

The participants were involved in workshop sessions on two major topics, the Regional Official Plan and the Delegation of Provincial Approval Powers. Transcripts of workshop discussions and the panel summary session are included.

These proceedings offer pragmatic discussions which reveal the individual characteristics exhibited by the various Regions as a result of geography or legislation, as well as the common problems facing them, in relation to the two major topics of discussion.

TITLE: Present Transportation Systems - Durham Region Transportation Study Working Paper No. 1.

AUTHOR: Region of Durham Planning Department. # 7

FORMAT: Bound Loose Leaf, 36 pages plus maps, January 1975.

CONTENT: An inventory of existing transportation services and facilities in the Durham Region, as part of the Durham Region Transportation Study. Due to the constraints of time and resources, the scope of this report was necessarily limited to a review of nine systems used for the transport of persons and goods in the Region. These systems under investigation are:

1. Provincial Highways;
2. Regional Roads;
3. Inter-Urban Trucking;
4. Inter-City Rail;
5. Water Transport;
6. Inter-Regional Transport;
7. Transit within the Region;
8. Inter-City Bus;
9. Air Transport

In approaching the exercise, the four general aims for discussion of each transportation system are:

a) To inventory physical aspects of the various transportation modes in the Region;

b) To review each mode on a functional basis;

c) To document plans and proposals related to each mode;

d) To identify planning issues related to each mode.

TITLE: Transportation and Land Use Considerations - Durham Region Transportation Study Working Paper No.2.

AUTHOR: Region of Durham Planning Department.# 8

FORMAT: Bound Loose Leaf, 27 pages plus tables, February 1975.

CONTENT: The second working paper of the Durham Region Transportation Study provides some background on the transportation implications of various land use decisions, and a basis for discussions on land use and transportation alternatives. The main purpose is to be of assistance in the generation of alternative land use plans.

The material has been organized into four parts:

1. The Role of the Region - which discusses the function of Durham within the Toronto - Centred Region.

2. The structure of the Region - which analyses the relative attractiveness of different parts of the Region for urban development, from a transportation viewpoint.

   i) Central Durham - basically the area municipalities of Uxbridge and Scugog;

   ii) North Durham - the area adjacent to Lake Simcoe within the township of Brock;

   iii) Lakeshore Area of Durham.

3. Urban Form - which discusses the relative location of activities within an urban area to minimize the transportation costs and disbenefits and the interaction between urban design and transportation planning.

4. Local Design - which discusses the aspects of local and subdivision design which can improve the efficiency of the transportation system.

TITLE: Transportation Model Development – Durham Region Transportation Study Working Paper No.3

AUTHOR: Region of Durham Planning Department. #9

FORMAT: Bound Loose Leaf, 18 pages plus 4 appendices, tables, graphs and maps. January 1976.

CONTENT:

A highly technical and well illustrated paper describing the transportation model used to produce travel information for the Transportation component of the Durham Region Official Plan. The model is intended to simulate future typical fall or spring weekday travel for a 24-hour period. Afternoon peak movements can then be simulated by applying appropriate empirically determined factors to the 24-hour trips for each type of trip. Recreational travel, with its weekend peaks, is described in Working Paper No.4.

The model seeks to replicate travel behaviour by relating the quantity of trip-making to land use and then distributing the trips between origins and destinations, considering the effects of travel time as a travel deterrent.

Following the introduction, Chapter II describes the traffic prediction model in detail. The PMPMOD program used in this study is a computerized traffic prediction model developed by Peat, Marwick and Partners, and subsequently modified by the Ontario Ministry of Transportation and Communication and the IBI Group. It performs four major prediction functions; trip generation, trip distribution, modal split and assignment, all of which are described in detail in this section.

Chapter III details the trip generation for the Durham model, the first step in the modelling process. The study area zone systems and networks are delineated, the 1971 data base zonal land use variables are described, the home-based-work trip calibration is explained and special generators and attractors are specified.

The final two steps in the modelling process are described in Chapters IV and V. The trip distribution parameters are chosen and the three modal split functions are developed for testing with the 1971 base year runs of the PMPMOD for Durham.

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The report's lengthy technical appendices contain the following actual parameter values and the results obtained during model development:

1) Zones, Networks, and Trip Generation Data;

2) Trip Distribution Comparisons;

3) Modal Split Data;

4) Card Input for Alternative Model Split Definition.

NOTE: The version of PMPMOD used for this study (PMPMOD7, May, 1975) is set up to run on an IBM 360 system, requires 300K of storage, and uses 11 data sets on disc or tape. Further set up and operation information is contained in the Users Guide from the Municipal Planning Office of the M.T.C. (July, 1974).

TITLE: Recreational Travel Analysis - Durham Region Transportation Study Working Paper No.4

AUTHOR: Region of Durham Planning Department. #10

FORMAT: Bound Loose Leaf, 54 pages plus maps, Tables and 4 appendices. May 1975

CONTENT:

A technical analysis paper concerned with recreational travel within the Region during the planning period 1974 to 2000. The primary objectives are to evaluate current and future recreational travel demands and to calculate the total requirements in accommodating this demand.

The analysis is centred on Southern Ontario and particularly the Region so as to encompass the majority of recreational trip origins and destinations. The routes used by the Region's recreational traffic are identified as provincial highways and some regional roads by virtue of heavy summer Sunday traffic volumes. Recreational traffic characteristics in Durham are obtained by examining variations in traffic volume, peak hour volume, and directional split on some highways in the Region.

The recreational travel demands by trip purpose are estimated for 1974 by applying the simple Growth Factor method and the Furness Iteration method to the 1965 origin/ destination trip matrices. These demands are then assigned to the Durham recreational routes to investigate the impact on existing roads. Future recreational travel demands by trip purpose in the year 2000 are predicted from 1974 travel demand by similar estimation techniques. Final conclusions are not absolute since life styles and demands may change. These future travel demands are then assigned to existing recreational routes to investigate deficiencies in the road system. Accommodation for future recreational travel is examined by considering the proposed East Metro Freeway and Highway 401 as part of the Region's future recreational road network. The possibility of transferring these proposed routes to the public transit mode is also considered.

TITLE: Analysis of Port, Airport, and Railway Systems - Durham Region Transportation Study Working Paper No.5.

AUTHOR: Region of Durham Planning Department. #11

FORMAT: Bound Loose Leaf, 51 pages plus maps and tables, May 1975.

CONTENT:

A well documented and illustrated inventory paper providing a review of the present systems and an analysis of the future port, airport and railway requirements and their impacts within the Region. This information is intended as background material in the development of the Regional Official Plan.

The paper is organized in the following manner:

PORTS
- Characteristics of Shipping
- Port of Oshawa
- Port of Whitby
- Harbours and Marinas

AIRPORTS
- Commercial Aviation
- General Aviation

RAILWAYS
- Physical Plant and Traffic
- Rail Rationalization Possibilities
- Expansion of Rail Services
- Urban Transit Services

The report does not predict the future requirements for these transportation facilities. However, from the very brief analysis presented, several conclusions and future development possibilities are devised for each system.

R. of HALTON

TITLE Climate Study

AUTHOR Region of Halton Planning Department. #1

FORMAT Soft Cover, 79 pages including graphs, maps, charts and bibliography. August, 1974

CONTENT This report was developed to provide an overall appreciation of the climatic factor affecting the Halton Region. The material is a compendium of existing data, from varied sources, as opposed to original research.

The contents of the report have been organized into the following climatic and limnological* discussion:

1) Climatic Regions

2) Temperature

3) Precipitation

4) Humidity

5) Sunshine

6) Winds

7) Urban Lakeshore Complex (influence of Lake Ontario and urban areas on climate)

8) Growing Season

9) The Escarpment (climatic effects of the Escarpment's natural physiographic features).

NOTE: The report is a part of the total inventory data base required to assist in the preparation of the Region's Official Plan. The additional inventory reports are included in this Guide.

* study of physical phenomena of lakes

TITLE Soils Study

AUTHOR Region of Halton Planning Department. #2

FORMAT Soft Cover, 66 pages including maps, charts, glossary and bibliography. August, 1974

CONTENT

This report was prepared to provide a general background regarding the soil characteristics in the Halton Region. The inventory is presented as a collation of existing and related data, and along with the Region's other background reports, will be used in the preparation of the Regional Official Plan.

In Part I, the Region is divided into four general soils: Clay Soils; Clay Loam Soils; Loam Soils; and Sandy Loam Soils. Twelve soil series have been discussed under the four general headings, describing the soil characteristics found in the Region. A summary examines the characteristic of all four soils, including their salient characteristics, both positive and negative.

Part II presents tables and maps, developed to show such aspects as drainage, topography, texture and types of farming.

A series of overlay maps drawn by the Halton Regional Conservation Authority and the Regional Planning Department are included in Part III. These regional maps illustrate soil factors such as shallow soils, contours, water source areas, poorly drained soils, suitability for septic tank operation, highly erodable soils, complex topography and steep slopes.

Finally Part IV offers a summary section dealing with general observations.

TITLE — Aggregate Industry

AUTHOR — Policy Division, Halton Region Planning Department. #3

FORMAT — Soft cover, 46 pages including maps and tables. August 1974.

CONTENT — An inventory and profile report intended to provide an overall background knowledge of the mineral aggregate industry and characteristics as it affects the Region of Halton. From this report, ultimate studies toward the development of the Regional Official Plan were initiated.

Since the Region of Halton contains some of the largest aggregate deposits and operations in Southern Ontario, and because of its excellent geographic location and transportation criteria, the area will continue to be an important aggregate centre in the future. This report then indicates how aggregates are used, where they are located in Halton, and why. Potential supply areas are also delineated and explained. More specifically, the study is divided under the following general headings:

1) The Industry-some definitions

2) Uses of the Product.

3) Criteria for Locating an aggregate Industry.

4) Restrictions on Location

5) Locating Stone aggregate - Areas of Potential Development.

6) Locating Sand and Gravel - Areas of Potential Pit Development.

7) Supply and Demand

The report ends with a summary and conclusion section. This is followed by recommendations relating to public awareness, municipal control of the industry, planning and land use, government planning policies, and bulk transportation methods. An appendix is also included, and lists all quarry and pit owners in the Region, along with their location and product.

TITLE Rural Settlement Study

AUTHOR Region of Halton Planning Department. #4

FORMAT Soft Cover, 76 pages including maps, tables, graphs and appendices. November, 1974

CONTENT

An inventory report providing a comprehensive and overall background scenario of the various rural settlements, both in size and distribution, within the Region.

The basic purpose of the study was to identify small settlements within the Region, and consequently to determine the Region's settlement pattern, what has been happening to these settlements during the recent past, and the impact they have had on the surrounding area. Many of the settlements identified had not previously been studied or named.

The manner in which this study was carried out is outlined in sequence in the Methodology section. Methodology discussions describe how settlements were identified and classified, the limitations of these procedures, how settlement growth and development was determined, and how physical characteristics of the settlements were ascertained.

The study findings are presented as objectively as possible in the Observations section. Each identified settlement was classified according to population size. The significance of the settlement areas to the Region as a whole was determined by calculating the proportion of the population which was concentrated in the settlements. The development of the settlements over the 13 years between 1961 and 1974 was studied in order to gain some perspective as to what has been happening to these areas in terms of growth. Finally, the following important physical characteristics of the settlement areas were determined to establish the physical limitations caused by the environment, to their future growth:

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1) Water Characteristics;

2) Soil Capability Characteristics

   a) Agriculture

   b) Septic Tanks

   c) Homesites

Conclusions, together with the writer's suggested recommendations, have been combined in the final section. In addition, the first appendix provides a classification and functional inventory of settlement areas in the Region. The second appendix presents a glossary of water characteristics terms.

NOTE: The inventory data is of original research and will be used as part of the inventory data in development of the Regional Official Policies Plan

TITLE Hydrology

AUTHOR Region of Halton Planning Department #5.

FORMAT Soft Cover, 51 pages including maps, tables, graphs, data outputs and personal contacts. September, 1974

CONTENT

A study to organize and synthesize all the available information on the hydrology of the Halton Region. This report is also part of the total inventory base data required to assist in the preparation of the Region's Official Plan. The majority of the report contains maps, water survey station data, graphs, a bibliography of sources and a list of personal meetings and contacts.

The written segment of the study organizes collected data and information, referring to the following areas of study:

1) Drainage;

   a) Drainage Basins
   b) Dry Water Courses
   c) Marshes and Swamps
   d) Water Survey

2) Water Supply;

3) Ground Water Susceptibility to Pollutions;

4) Supplementary Material;

   a) Soil Suitability Ratings for Urban and Suburban use;
   b) Records for Water Wells drilled from 1965-1967.

Water survey data, maps, and graphs include the following information:

1) Graphs of Mean Monthly Discharges for period of Record and Tables;

2) Map Listings;

   a) drainage

   b) ground water susceptibility to pollution

   c) probable well yields from bedrock and/or overburden aquifers

   d) availability of water from the overburden

   e) availability of water from bedrock

Supplementary reference material should be used with this report, and include, Soils of Halton County (Report No.43 of the Ontario Soils Survey), the O.W.R.C. Water Resources Bulletin, Ground Water in Ontario; South-Central Area, 1965-1967, and the O.W.R.C. Report on Water Resources of the County of Halton, 1965.

NOTE: The material is a compilation of existing data, from varied sources and should not be considered as original research

TITLE Soil Capability for Agriculture - Burlington and Oakville

AUTHOR Region of Halton Planning Department. #6

FORMAT Soft Cover, 22 pages including charts, maps and appendices. March, 1975

CONTENT

This study, as part of the Regional Official Plan inventory base data, provides the reader with background information on the soil capability for agriculture.

The first section deals with a general description of the seven classes of soil capability. It outlines the necessary assumptions that were made in setting up the classification system, along with the performance indices for soil classes.

The main part of the report describes the soil classes for agricultural capability in Oakville and Burlington, and more specifically the area south of and including the Parkway Belt. Study methodology, observations and results are also included.

Both general and specific conclusions and recommendations are offered, and soil capabilities for agriculture in acres are presented in the appendices.

In general, the purpose of this report is:

1) to quantify the soil in each soil class in Oakville and Burlington;

2) to examine the quality of soil in Burlington and Oakville;

3) to ascertain the amount of good quality soil that occupies lands designated for urban development;

4) to make recommendations as to which soils are most suited to urban uses and which soils are most suited to agricultural uses.

TITLE Agricultural Perspectives

AUTHOR Policy Division, Regional Municipality of Halton Planning Department # 7

FORMAT Soft Cover, 80 pages including maps, tables and appendices. August 1974.

CONTENT This report provides an excellent appreciation of the agricultural activity which has taken place in the Halton Region between 1951 and 1971. It also describes the 1971 agricultural activity. An overall picture gained from the study is one of decline in farms and farmland in the Region.

In addition to regional and township agricultural analysis, the Region is further delineated into four agricultural zones, and the agricultural activity within these zones is described. The assembled and analysed material consists of original records and existing data as related to both the Region and the total external forces of Southern Ontario.

The analysis is divided into the following areas of investigation:

1) Physical Resources
2) Regional Analysis I - Post War Agricultural Development in Halton
3) Regional Analysis II- 1971 data
4) Rural Development Zones
5) Agricultural Activity by Zones
6) Questionnaire Results
7) The Problem of Viability

Proposals are offered for application to future agricultural land use policy within the Region. These proposals are intended as solution to arrest the depletion of productive farmland and agricultural activity in Halton Region. The appendices include an example of the Agricultural Land Use Report Survey Questionnaire used in formulating the study, as well as a statement on where and how data was accumulated.

NOTE: A larger scale of inventory for similar agricultural studies was recommended. Also, farm classification studies should be produced to develop a method of studying productive and non-productive farms, and farms which are held for speculation.

TITLE — Population Growth (Internal) - Halton Region

AUTHOR — Region of Halton Planning Department #8

FORMAT — Loose Leaf, 17 pages including charts and graphs, March, 1975

CONTENT

A policy development paper to analyse the population growth that has taken place in the Halton Region during the twenty year period, 1954 to 1974.

The analysis has been established on a Regional macro basis, with the focus on:

1) the total Region;
2) the combined Lakeshore Urban Communities;
3) the combined Rural Communities.

For purposes of comparison and contrast, Oakville and Burlington were combined as the Lakeshore Urban Communities Sector, with the Rural Communities Sector being composed of the areas of Nassagaweya, Esquesing, Georgetown, Acton and Milton.

The results provide a basis for the establishment of a Regional Population Demand to the year 2001 (not included in this report), based on an in-depth analysis of the past trends. Local area population projections, to the year 2001, will be a function of the established total Regional projected figure.

The summaries and observations include quantitative discussions on average annual absolute growth and urban versus rural community population growth within the specified time period.

TITLE Comparative Population Growth (External) - Halton Region

AUTHOR Region of Halton Planning Department. #9

FORMAT Loose Leaf, 7 pages including graphs and tables, March, 1975.

CONTENT

A policy development paper presenting a comparative analysis of the population growth that is taking place outside the Region.

A knowledge of the relative scale of this external growth during the fifteen year period, 1961 to 1976, is significant in that the impacts will affect the growth of the Region, both totally and within its individual parts.

The population analysis of the Region is related and compared to the population of the following established geographic and planning areas:

1) The Province of Ontario;
2) The Central Ontario Region;
3) The Toronto and Region Model Study Area;
4) The Toronto Region;
5) The Hamilton Region.

Unlike the internal population study, population growth projections for the external areas have been estimated to the year 2001.

TITLE Population Demand Projections: Halton Region, 1971-2001.

AUTHOR Region of Halton Planning Department #10

FORMAT Loose Leaf 18 pages including graphs and tables. March 1975

CONTENT

This paper is the conclusion of the Halton Region population demand projections to the year 2001. It is based on the two previous population studies which have analysed the past population growths within the Region, and external population growths and projections.

The previous projections, and the final Regional estimates within this paper will provide input to the planning, development and monitoring of Regional growth, both on a macro Regional scale and for parts of the Region.

The initial discussions review the general external and internal factors influencing Regional population growth. The methodology of Trend Population Projection is established, and involves the variables of natural increase (fertility and mortality), and net migration. Within this context, natural population increase is explained in terms of survival and birth rates, while immigration policies, job potentials and available land are briefly mentioned within the net migration discussion.

Population demand projections in the Region to the year 2001 are illustrated with the aid of simple graphics and tables. Population ratios between the various external components and the Halton Region are calculated. The Halton projections are also related to similar projections in the area west of Toronto, composed of the whole of Regional Peel, Halton and Hamilton-Wentworth.

NOTE The projections are not finite, and are subject to change, as a function of major policy deviation or change.

TITLE — Demographic Analysis and Population Trend Forecasts for the Regional Municipality of Halton

AUTHOR — Region of Halton Planning Department. #11

FORMAT — Soft Cover, 31 pages including charts, tables and graphs. July, 1974

CONTENT

A draft background report to be used as a basis for the preparation of the Regional Official Plan. The previously discussed internal and external population growth papers and the final population demand projections are actually summaries of this more descriptive, encompassing study of Regional demographic analysis and preliminary population forecasts to the year 2001.

The main text is presented in two parts. Part I concentrates on such fundamentals as growth, demographic structure and people distribution. Also included is an analysis of the demographic processes of birth, death and migration, and careful investigation of the relevant rates of these processes for sub-groups of population.

Part II deals mainly with the actual population forecasts for Halton Region and municipalities, based on demographic patterns and trends. The six distinct methodologies which are described for population forecasting are designed so that in future, population factor changes which may vary from the original assumptions made in this report can be readily assimilated by the associated mathematical formulas and necessary adjustments made.

The study forecasts are the result of the analysis of past trends and the extrapolation of these trends into the future, modified where necessary by assumptions regarding future conditions and influences. No consideration is given to an ideal size or form of Regional urbanization. The conclusions merely give statistical forecasts and the composition of the population.

NOTE: This report would be considered superior to the previous three population reports (Guide Nos. 8, 9 and 10) since all base data, methodologies and results in these reports are included and expanded.

TITLE: Interim Planning Policies

AUTHOR Region of Halton Planning Commission. #12

FORMAT Soft Cover, 66 pages including maps and appendix. 1974

CONTENT The creation of the Halton Regional Government, the reorganization of local municipalities, planning in the Region by Provincial agencies (COLOC, Niagara Escarpment Commission) and by the three Conservation Authorities represents a deluge of planning information which must be assessed and re-evaluated. This data, and the various Goals, Objectives and Policies must be co-ordinated and given direction within the framework of the Regional Official Plan.

In order to co-ordinate and preserve important policy options which Halton recognizes as distinct possibilities, it was necessary to adopt a set of Interim Planning Policies until such time as the Regional Official Plan is formalized. These Interim Policies will guide regional actions and responses while the Official Plan is in preparation. To the greatest possible extent, they reflect emerging regional planning philosophy.

Part 1 of the report initially examines the existing regional perspectives in the planning area; the general urban objectives and policies of the urban scene, and similar rural factors in the rural scene.

This discussion is followed by statements on detailed policy development. These detailed policies are presented in terms of the following classification:

1) Urban Residential

2) Rural Residential

3) General Severance Policies

4) Commercial and Industrial

5) Natural Resource Industries

6) Recreation, Open Space, Conservation

7) Transportation

8) Regional Servicing

The detailed examination is summarized to form Part II, Extract of Interim Planning Policies. This final discussion presents a summation of interim policies for each of the Part I categories. These policy statements were determined by co-ordinating all existing relevant policies of the involved municipalities, Provincial Agencies, Commissions and Authorities. It should be noted that Niagara Escarpment Commission policies may prove more restrictive than, and may supersede the Regional Interim Policies outlined in this section.

An appendix provides the Region's interpretation of various farming operations. The report also includes a substantial amount of supportive graphic material.

TITLE Rural Existing Land Use - 1974

AUTHOR Region of Halton Planning Department. #13

FORMAT Soft Cover. 59 pages including maps and tables, plus 2 appendices and fold-out maps. December, 1974

CONTENT

A recent compilation of the existing land use activities within the defined rural areas of the Halton Region. The format of inventory and analysis departs from the usual detailed admission of land use and activity as quantified at the local planning level. In this report, the scale of land use activity is indicated and reported at the macro Regional level, and exhibits Regional land use relationships and characteristics.

This study, continuing the background investigation for the Regional Official Plan, analyses existing land uses by activity and identifies the development pattern and the characteristics of the rural settlements within the Region.

Part I deals with the existing land use inventory. This section is organized as follows:

1) Purpose and Objectives;
2) Survey Method;
3) Land Use Classification;
4) Land Use Area Calculation Assumptions.

The second part analyses the existing land use, computing the areas according to each major type of use. The computation is summarized and expressed in acres, as percentage of total acres, and as a ratio of land use to given units of population. This survey tabulation provides an opportunity for comparison of statistics. The section covers the following areas of analysis:

1) The Region;
2) Physiography;
3) Rural Land Use Pattern;
4) Specific Land Use Analysis;
5) Rural Settlements;
6) Functions of Major Settlements;
7) Rural Population;
8) Density.

The text is amply supported by graphic material. In addition, the appendices provide detailed land use classifications to record the land use activity throughout the rural areas of the Region. From this, acreages for the nine major land use categories were summarized by area municipality and for the Region.

TITLE: Urban Land Use Quantifications

AUTHOR: Halton Region Planning Department - Policy Division. #15

FORMAT: Loose Leaf, 5 pages including tables. December, 1974. (File No.3211.2)

CONTENT: A quantitative inventory study to establish the acreage and percentage of land used in each of the six general land use categories within the urban areas of the Region. The figures were obtained for analysis and comparative purposes, and as a basis for future extrapolation with respect to future urban growth concepts.

Land use acreages and percentages for each urban area were calculated under six general categories; commercial, residential, industrial, institutional, open space and undeveloped. The five urban areas in the Region which were used for this study are: Burlington, Oakville, Georgetown, Milton and Acton. The land use for Burlington, Oakville and Milton includes only those areas within their 1974 generalized limits of urbanization. The Georgetown and Acton land use figures were obtained by updating the existing 1967 information by means of field checks. For these two areas, limits of urbanization were determined by including only those areas being used for urban functions at the time. The figures also correspond with area maps filed by the Regional Planning Department.

TITLE: Urban Land Use Densities - 1974

AUTHOR: Halton Region Planning Department
Policy Division. #16

FORMAT: Loose Leaf, 8 pages including tables,
May, 1975.

CONTENT: From the existing land use quantification study, the data was used to analyse and calculate the gross densities that exist in the four area municipalities, Milton, Oakville, Burlington and Halton Hills, and the total Region for 1974.

The gross density criteria was established for the purpose of having a base upon which future land use expansion or new conceptual settlement patterns can be compared and measured.

Various densities were calculated for each Area Municipality within the Region. This involved overall Area Municipal density, urban area density, urban area density less undeveloped, and gross residential urban density. A summary of observations and conclusions is also included.

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HAMILTON-WENTWORTH

City of HAMILTON

TITLE: Transportation Inventory: Report No. 1, (A Substudy of the Regional Official Plan)

AUTHOR: Region of Hamilton-Wentworth Planning and Development Department. #1

FORMAT: Bound Soft Cover, 33 pages plus 3 appendices and maps, October 1975

CONTENT: One in a series of inventory reports prepared for the Regional Official Plan. The purpose is to summarize information on existing transportation systems and to provide an insight into Regional Transportation issues and concerns which can be used as a basis for developing a set of Goal statements for the future transportation systems of the Region.

Current transportation policies and issues are examined in terms of transportation barriers, accessibility, preservation and identification of existing corridors, maintenance of existing road systems and the Region's role in providing special transportation services. Discussions on the existing transportation system include all existing modes of service plus major traffic generators. Typical transportation system issues and goals are also offered.

The report is not meant to be the final statement on Transportation Goals for the Region. Rather, its purpose is to provide background information for use in Goal formulation and the Evaluation Process.

TITLE: Transportation - Travel Characteristics Survey 1975: Report No. 2 (A Substudy of the Regional Official Plan)

AUTHOR: Region of Hamilton-Wentworth Planning and Development Department. #2

FORMAT: Bound Soft Cover, 118 pages including maps, tables, graphs and 4 appendices, October 1975

CONTENT: A Home Interview Travel Characteristics Survey which collected information pertaining to the travel habits of the population of the Region and the City of Burlington. This data was necessary within the analytical framework of the Transportation Substudy of the Official Plan.

The geographic zones used in the survey for a base of data collection utilized the same boundaries that were developed for the TARMS study.

The survey questionnaire was designed to collect only that information necessary for the validation and calibration of parameters in traffic forecasting models. Once the survey design, operation and analysis techniques are described, results are presented, and include:

1) Travel by Time of Day;

2) Trip Purpose;

3) 24 Hour and P.M. Peak Hour Trip End Summary;

4) Travel by Mode;

5) Trip Generation Rates;

6) Trip Length Frequency;

7) Expansion Factor;

8) Directional Split;

9) Transit Trip Characteristics.

TITLE: Economic Base Inventory (A Substudy of the Regional Official Plan)

AUTHOR: Region of Hamilton-Wentworth Planning and Development Department. #3

FORMAT: Bound Soft Cover, 161 pages including maps, tables and bibliography, 1975

CONTENT: This study represents the first stage of the Economic Base Study. The Inventory is descriptive and will assist in understanding the Region's economic base so that rational decisions about future economic activity can be made. Trends and issues have been identified. The relative importance of the issues will be determined by the public participation programme. The Inventory has also resulted in the compilation of data which will be utilized in the forecasts of future economic activity.

The issues and conclusions arising from the analysis of the economy and a preliminary list of goals are found in the second chapter. Chapter three presents a brief outline of the historical development of the Region's economy. In chapter four there is a discussion of population, employment and income. Chapters five, six and seven provide an analysis of the primary, secondary and tertiary industries. Chapter eight presents a description of municipal revenues and expenditures. Provincial policies which impinge upon the Region's economy are identified in chapter nine. Finally, chapter ten identifies some prospects for the future of the Region's economy.

It should be emphasized that the issues, conclusions and goals identified in chapter two are incomplete. They indicate concerns raised by a detailed analysis of the Regional economy and they serve as a point for future discussion.

TITLE: Trend-Alternative Plan No. 1(Regional Official Plan Study)

AUTHOR: Region of Hamilton-Wentworth Planning and Development Department. #4

FORMAT: Bound Soft Cover, 105 pages including maps and tables, October 1975

CONTENT: The objective of this report is to assist the Regional and Area Municipal Councils in reaching a consensus of conformity with the Regional Official Plan.

As a major phase in the preparation of the Regional Official Plan, a"Trend Alternative" is presented in this report. This alternative, which is one view of the future which assumes the continuation of past trends, existing Official Plans and policies, provides a basis for the evaluation of subsequent alternatives.

The discussion of the Trend Alternative is organized into four Chapters. The second chapter provides a summary of the Trend Alternative and a discussion of its major implications. The third Chapter describes the major assumptions upon which the "Trend" is based. A review of past trends and existing conditions is provided in Chapter Four. This includes development trends, economic trends, transportation, community facilities and social services, municipal services, housing, rural trends, and environment. Finally, Chapter Five describes the future of the Region as seen through the perspective of this Trend Alternative.

TITLE: Population: Future Growth (Regional Official Plan Study)

AUTHOR: Region of Hamilton-Wentworth Planning and Development Department. #5

FORMAT: Bound Soft Cover, 60 pages including tables , graphs and bibliography, 1975

CONTENT: The purpose of this report is to examine a number of possible levels of population for the Region as a whole to the year 2001. Included is a discussion of the necessary policies to achieve those alternative population levels, and government policies which have title impact on population growth.

The study information will help establish the most probable level of population growth which will be used as the basis for the alternative allocation of population within the Region. Thus, this study does not indicate where the population will be located within the Region.

The report provides the following information:

1) present Federal and Provincial population policies and projections and the implications of those policies for the Region;

2) past Regional population growth and policies;

3) the projecting methodology and the "most likely" population projection;

4) present population projections based on changes in the birth rate;

5) present population projections based on changes in net migration;

6) present extreme population projections based on changes in both net migration and the birth rate.

TITLE: Future Housing Requirements in the Regional Municipality of Hamilton-Wentworth

AUTHOR: Peter Barnard Associates for the Region of Hamilton-Wentworth. #6

FORMAT: Bound Soft Cover, 140 pages including graphs, tables and 5 appendices, February 1976.

CONTENT: The report outlines the consultants' recommendations for a course of action to ensure that the Region's housing requirements are met and that improvements are made in dealing with the problem areas.

The report focuses on three major areas:

1. Identification of Housing Issues by examining trends in population and household formation, quantity and quality of housing, affordability, market conditions, the industry and groups having housing difficulties;

2. Suggestion of Appropriate Actions including priorities for housing assistance, the setting of land unit inventory targets, the need for new senior government policy and identification of existing programs that the Region can use to address its needs;

3. The provision of Input to the Regional Official Plan including short (to 1986) and long (to 2001) term forecasts of housing types for the Region.

TITLE: Settlement Capability Study for the Hamilton-Wentworth Region

AUTHOR: The U.M.A. Group (Underwood McLellan and Associate Ltd.) for the Region of Hamilton-Wentworth. #7

FORMAT: 2 Volumes, Bound Soft Cover, 124 pages (Vol.1) and 23 maps (Vol. 2), February 1976

CONTENT: Twenty-six settlement areas in the Region are studied to determine the terrain conditions, suitability of the soils for septic tank and tile field systems, and aquifer conditions to establish the development capability of the settlement based on the provision of water and sewage services. The Region as a whole is also studied to identify the general groundwater conditions, and suitability of areas for the installation of tile fields.

This report is an outline of the findings for each settlement and has been prepared in two volumes. Volume 1 is the written text and includes: a Summary and Recommendations of the Growth Potential for the Settlements, Summary of the Findings of the Individual Settlement, a Regional Assessment and a report on each settlement. Included in the appendices is a discussion on Water and Sewage Systems, A Glossary of Terms, a description of soil types, an outline of the Servicing Options for Binbrook and a discussion of Communal Water Supplies. Volume 2 includes the plans for each settlement and shows the soil type, land slopes, water courses, areas of very high water table and areas not considered suitable for development.

TILE: Hamilton: General Background Information

AUTHOR: Region of Hamilton-Wentworth Planning and Development Department. (Local Planning Division) for the City of Hamilton. #8

FORMAT: Soft Cover, 50 pages including maps, tables and graphs, September 1975.

CONTENT: A general background and a historical report on the City of Hamilton. The paper was produced mainly for use by the public, and therefore is presented in lay terms.

The contents examine the following aspects of the City:

1) The Site of Hamilton;
2) The Planning History of Hamilton;
3) Population Growth and Distribution;
4) Open Space;
5) Housing;
6) Commercial;
7) Manufacturing;
8) Road Transportation.

The appendix contains maps which illustrate existing land use, Regional existing land use, Hamilton neighbourhoods and communities, neighbourhood populations and densities, and 1973 retail sales rates.

TITLE: Central Hamilton: Residential Development Alternatives

AUTHOR: Diamond and Myers, Architects and Planners for the City of Hamilton. #10

FORMAT: Soft Cover, 79 pages including photos, drawings and tables, September 1973.

CONTENT: The main aim of this investigation was to consider alternatives to high-rise development. In demonstrating these alternatives, two separate blocks in a Hamilton neighbourhood were studied. Both were in the path of redevelopment. For both blocks, three alternative forms of development, ranging from consistent high rise to a mixture that includes maintaining and renovating older houses and building a minimum of new, low-rise apartments, are examined.

The report is divided into three sections. The Background section deals with general development conditions in Hamilton and in the study neighbourhood, and explains how the city's zoning code and development policies encourage developers to make their buildings as narrow and as high as possible.

The Middleground section explains how these general conditions apply to the particular blocks in the study neighbourhood.

The Foreground section first shows the kind of high-rise development most likely to take place on these blocks under present conditions. Secondly, two alternatives to present practice, consisting of various combinations of new low-rise buildings and renovated existing houses are shown. Finally, there is a fourth, idealized alternative involving the retention of all the existing houses.

TITLE: 1967 Official Plan for the Undeveloped Areas, (Amendment No. 228, revised, 1970)

AUTHOR: City of Hamilton Planning Department. #12

FORMAT: Bound Soft Cover, 38 pages plus maps, 1970

CONTENT: A report and Official Plan amendment which examines and applies additional items of development policy to the Official Plan as they affect those areas where future development is most likely to occur. The area covered by this amendment contains most of the land in the City which at that time remained undeveloped.

In order to ensure that a high quality urban environment results from expansion, the elements of the neighbourhood structure, residential density, sewer and water services, major roads and staging of development are added to the Official Plan as it applies to areas of greatest potential growth. The amendment sets out the maximum densities, minimum park sites, major roads and generally indicates approximate location and extent of major land uses.

TITLE: Greening of Hamilton-Wentworth (Value of Trees in Urban Areas)

AUTHOR: Region of Hamilton-Wentworth Planning and Development Department. #15

FORMAT: Brochure, 14 pages including drawings, July, 1975

CONTENT: The purpose of this document is to present in a clear, consise manner some of the beneficial characteristics of vegetation in the urban environment. The paper examines the environmental and ecological benefits of trees as well as their social and aesthetic benefits, and economic benefits.

TITLE: By-law 74-39, Development Control for the City of Hamilton

AUTHOR: Region of Hamilton-Wentworth Planning and Development Department. #16

FORMAT: Loose leaf collection of material, 14 pages

CONTENT:

An assemblage of Development Control material as applied to the City of Hamilton. The collection includes the following information:

A) Graphic representation of procedure for development agreement and approval of development agreement plans;

B) City of Hamilton Development Control By-Law 74-39, plus amendment By-Law 75-302 to repeal the operative opening paragraph of By-Law 74-39;

C) Draft procedure for application for approval of Development Agreement Plans, plus plan requirements for development agreements;

D) Application information and forms for the approval of development plans, as required in Development Control By-Law 74-39.

NOTE: Although Development Control By-Law 74-39 is initially administered by the City, all application activities are co-ordinated by the Regional Planning and Development Department.

R. of NIAGARA

TITLE Regional Niagara Retail Policy Study

AUTHOR James F. MacLaren Ltd., Environmental Consultants, for the Regional Municipality of Niagara. # 1

FORMAT Soft Cover, 80 pages plus maps, tables and appendices. January, 1974.

CONTENT A study of retail activity in the Niagara Region, leading to the development of retail policy guidelines to be adopted as part of the Regional Official Plan. The study was commissioned to indicate, in a regional context:

1) How much floorspace could be supported;

2) Where retail development should take place;

3) When retail development would be required.

Two complementary methods of retail study were carried out for the Region; the traditional trade area analysis and the Cullen Retail Gravity Model. The model, used to verify the trade area analysis and to gain further insight, basically simulates the aggregate behavior of consumers in a delineated study area. The model required, and the text described in detail the following base data and information :

1) consumer zone delineation;

2) zonal population;

3) zonal retail expenditures;

4) retail sales;

5) retail floorspace;

6) sales per square foot of sales area;

7) travel times between residential zones and retail centres

For the purposes of creating some means of understanding and crosschecking the trade areas independently from the working of the model, shopping patterns were determined through a shoppers' survey.

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After gaining insight into the Regional situation, a set of criteria were developed which established the options for model testing through use of the dispersed and regionalized development approaches. The criteria output was then evaluation in terms of the 1971, 1976 and 1981 time periods, and retail development recommendations made on the basis of this evaluation.

The report concludes with the following appendices:

1) computer output and options tested;

2) documentation of retail floorspace and shoppers' survey;

3) status of known (1974) Regional retail proposals.

TITLE: Regional Niagara Policy Plan

AUTHOR: Regional Municipality of Niagara. #2

FORMAT: Soft Cover, 47 pages plus maps, January, 1975

CONTENT: Prior to actual discussion of the Policy Plan, the report briefly outlines the physical and economic background of the Region, the planning background and the objectives of planning strategy and implementation.

The Policy Plan itself is intended to serve as a guide and background to the continuing process of decision-making. It does not attempt to specify precise decisions as in an Official Plan. The emphasis in the Policy Plan is to present major issues of Regional concern, leaving the initiative for the designation of detailed land-use distribution with the local municipalities.

The text of the Policy Plan is developed within the following policy categories:

1) Urban Areas
2) Rural Areas
3) Natural Resources and Environmental Areas
4) Public Utilities
5) Transportation
6) Community Services and Facilities
7) Finance
8) Implementation

The report also contains a Policy Map, which sets out graphically the basic future structure or development pattern of the Region. The map also provides a guide and legend to the policy statements and the more detailed maps included in the Policy Plan. In addition, this legend discusses the types of activities which can occur within each of the four map designations; urban, environmental, unique agriculture and rural.

TITLE: Regional Niagara Policy Plan Addendum: By-law No.1028-983-74

AUTHOR: Regional Municipality of Niagara Planning and Development Department. #3

FORMAT: Soft Cover, 12 pages plus By-law maps, October, 1974.

CONTENT:

This paper contains the following information as related to the Regional Niagara Policy Plan:

1) By-law No. 1028-983-74;

2) Schedule A - Regional Policy Plan: Urban Areas Boundaries Map and Policy Map;

3) Memo 294 - Residential Development in Regional Niagara.

By-law No.1028-983-74 and its attached Schedule "A", consisting of a Policy Map, an Urban Areas Boundaries Map and explanatory text, constitutes an addition (amendment) to the Policy Plan of the Niagara Region.

The Policy Plan was adopted on December 20th, 1973 as the Official Plan for the Regional Municipality of Niagara by By-law No.828-785-73. Two further amendments were made. By-law No.892-858-74 (March 28, 1974) acted as an addendum policy statement on commercial development. Following this, By-law No.1028-983-74 (September 19, 1974) offers the Policy Map and Urban Areas Boundaries Map to indicate the extent of future urban development.

The Urban Areas Boundaries Map represents the outer boundaries of the proposed future urban areas (i.e. areas which normally have full urban services).

The final section of the paper presents a memorandum which summarizes the residential development process in Regional Niagara. It includes these three major parts:

a) a summary of the residential development process;

b) an evaluation of the available land for residential development in the City of St. Catharines, with an estimate of its dwelling unit and population capacity;

c) a summary of the development areas and their capacity provided in the Regional Policy Plan and the Urban Areas Boundaries Map.

NOTE: Aside from the final section, all information provided in this paper is contained in the Regional Niagara Policy Plan (Regional Niagara Guide report No.2).

TITLE: Preliminary Regional Planning Goals, Report No.1

AUTHOR: Philips Planning and Engineering Ltd for the Regional Municipality of Niagara. #4

FORMAT: Soft Cover, 62 pages. April, 1971

CONTENT:

A discussion paper which develops and outlines the preliminary development goals for the Region. In order to assist in evaluating these preliminary goals, the paper initially presents the methodology of goal formulation.

The bulk of the paper is involved with the development and discussion of goals. The approach to goal formulation, problems and opportunities, alternative goals, the basis for goals selection and the finalized goals are presented under the following categories:

A) Land Use
B) Economic
C) Agricultural
D) Environment
E) Transportation
F) Services and Utilities
G) Community Facilities
H) Financial
I) Public Participation and Involvement
J) Implementation

It was anticipated that this preliminary statement of goals would provide the basis for further discussion on this aspect of the Regional planning programme. The results of this research and analysis, along with panel discussions and reassessmentwould assist in more precisely establishing,refining and evaluating the goals for the Regional Plan

TITLE — Potential Recreation Areas and Fragile Biological Sites - Inventory and Recommendations - Report No. II

AUTHOR — Philips Planning and Engineering Ltd., for the Regional Municipality of Niagara. # 5

FORMAT — 66 pages plus maps, tables and photos
July 1972

CONTENT — A report which compiles a comprehensive inventory of all publicly-owned land in the Region and presents development policies of the various agencies involved. Secondly, the report investigates all public and private undeveloped areas of high potential, and makes specific recommendations for their possible recreational development, while protecting all known environmentally fragile features . Conceptual plans for development of such areas are also included.

The study is divided into two main sections. Section I involves the inventory and identification of public and private sites with landscape, scientific and recreational value. The discussions include an identification of fragile and unique biological sites, and specific private and public sites with high recreation potential.

Section II is a discussion of high potential recreational areas. This includes a detailed analysis of the recreation corridors and dispersed areas of the Region. The section closes with a summary of the study with final conclusions and recommendations.

Note:- The report is the second of three Official Plan Programme Reports which have been prepared by the Region.

R. of PEEL

TITLE A Report on Growth and Development Patterns in Peel - Towards a Regional Official Plan. (pamphlet)

AUTHOR Regional Municipality of Peel Planning Department.# 1

FORMAT 22 page pamphlet, including maps and tables. October, 1974

CONTENTS Mainly a public participation report prepared as an initial step in gaining public insight into the preparation of the Regional Official Plan. The report does not present final technical recommendations, but merely provides an introduction to some of the critical planning issues involved in the Official Plan formulation.

The first section deals with the general consequences of growth and the need for planning by specific objectives. The second section contains an outline of the basic steps to follow in the process of planning by objectives. The final section includes a list of possible objectives and a demonstration of how the basic steps described in the second section can be employed to evaluate alternative development patterns for Peel. This section is accompanied by graphic examples of alternative urban development patterns, along with density and population tables.

TITLE Development Patterns and Policy Statements for Peel (memorandum)

AUTHOR Regional Municipality of Peel
Planning Department # 2

FORMAT Loose leaf, 31 pages including maps and tables. October, 1974

CONTENT A report similar in subject and content to Peel report # 1, A Report on Growth and Development Patterns in Peel. As such, the report under discussion deals with the growth consequences, planning objectives and development alternative evaluation as discussed in report # 1, but in much greater detail.

The section on growth and form in the report involves a more elaborate discussion of the topics than in the previous paper. An impact matrix is also introduced as a basic devise for evaluating development alternatives, and is described and explained at some length. These development alternatives are scored by the staff for this paper, and the resulting sample evaluation matrices accompany each alternative urban development pattern map. In addition, the reader is given the opportunity to evaluate these alternatives by employing the matrix, and the staff results are explained for comparative purposes.

TITLE: Background Report on Population Growth.

AUTHOR: Region of Peel Planning Department. #3

FORMAT: Loose Leaf, 7 pages plus 10 statistical tables and 1 key map. April, 1975

CONTENT: An information report examining various factors which affect the population growth rate of Peel. An appraisal is made of past and possible future population trends, together with an examination of some of the influences that now exist and might continue to exist relating to future population trends in the Region.

The report does not present a Planning Staff proposal in terms of growth rates. Preferred population levels or policy actions are not prescribed since the determination of such factors of growth necessitates the assessment of proposals from the Area Municipalities and also the consideration of the inter-relationship of these proposals in the context of external factors. With the completion of these actions, the Regional staff will be in a position to make a recommendation on future population and growth rate.

The first part of the report presents, with the aid of statistical tables, projections which describe the most likely growth rates and accompanying population figures which would result if no new policy actions concerning the distribution of population were taken by any level of government.

The last section briefly examines some population and growth variations which could occur in Peel as a result of the application of various combinations of Federal and Provincial Policies which are currently being considered (i.e. Toronto Centred Region Plan, Central York Servicing Scheme, Townsend and South Cayuga developments, Ontario Housing Action Program, Federal immigration policies).

TITLE — Geographically Referenced Data Storage and Retrieval System (GRDSR)

AUTHOR — Region of Peel Planning Department. #4

FORMAT — Loose-Leaf memorandum, 19 pages including drawings and maps. February, 1975

CONTENT — An introductory report intended to briefly describe the GRDSR System, pointing out why the System is applicable for the Region's use, and illustrating some potential general applications which may emerge as the system becomes operational.

GRDSR is a fully computerized system which will allow statistical information to be quickly and inexpensively retrieved for areas that range in size from a "block-face" to the entire urbanized areas of a municipality or Region.

The System will allow the user to overcome two significant problems. The first is the problem of statistical disaggregation caused by scattered and unrelated geographical units. The second problem is the difficulty in comparing results from areas without constant qualifiers, e.g. one set of data refers to the former City of Brampton while the other set refers to the new City, or traffic zone data are not comparable to census tract data.

These problems are eliminated in GRDSR by the application of "block-faces" as the basic geographic unit in the system. With storage at such fine detail, very small areas can be analysed and larger areas can be created and made comparable for compatible studies.

Any information which can be address-identified is suitable for the system. With additional programming, the planning of municipal services, according to socio-economic factors such as population densities, age - sex distribution and income distribution will become far more possible and meaningful than it is currently.

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The report states that areas of the Region receiving excessive or deficient servicing may be identified and appropriate corrective action may be taken.

A complete introduction to GRDSR is included in the report. The application and potential of the System is discussed, along with the advantages and limitations. The System's features, components and basic set-up procedures are outlined, with the aid of exemplary maps, tables and program outputs.

NOTE: Since the Region is developing application of this System in conjunction with Statistics Canada, detailed information may also be gained from this source.

TITLE: Physical Survey - Toward a Regional Official Plan

AUTHOR: Region of Peel Planning Department. #6

FORMAT: Soft Cover, 166 pages plus 27 maps, 20 tables and 8 figures. May, 1975.

CONTENT: This inventory/survey report is the outcome of efforts relating to the preparation of physical background material necessary for the study, explanation and solution of development problems and issues of the Peel Planning Area. It assembles a wide variety of physical information on Peel, records much of this information on a series of identical base maps, and provides a convenient and readily accessible collection of background material for Official Plan preparation.

There are eighteen chapters and twenty-seven maps in the report. The chapters deal with the following physical elements of the Region:

1. Area and Location;
2. Climate;
3. Bedrock Geology;
4. Surficial Geology and Glacial History;
5. Physiography and Topography;
6. Mineral Resources;
7. Surface Drainage;
8. Groundwater;
9. Soil Types;
10. Agriculture;
11. Forestry;
12. Existing Open Space and Recreation;
13. Wildlife and Fisheries;
14. Environmental Protection Areas;
15. Existing Land Use, Transportation Facilities and Utilities;
16. Jurisdictions;
17. Conclusion.

R. of WATERLOO

TITLE: Environmentally Sensitive Policy Areas - Regional Official Policies Plan

AUTHOR: Region of Waterloo Planning and Development Department and the Ecological and Environmental Advisory Committee. #1

FORMAT: Soft Cover, 120 pages including separate data sheets, plus one locations map. February, 1974

CONTENT:

As part of the Regional Official Policies Plan, this inventory study defines and examines certain areas and locations in the Region that, because of their environmental sensitivity, would be protected from development and other human activities.

Two types of areas have been proposed in the study:

a) Environmentally Sensitive Policy Area A - would prohibit any development except possibly a public works where the need was demonstrated and after an impact study to establish acceptable environmental practices was carried out;

b) Environmentally Sensitive Policy Area B - development would not be permitted unless an impact study demonstrated that no major impact on the natural eco-system would occur.

The first section of the study describes the criteria used for identification of regionally significant environmental systems. The criteria is seperately related to Policy Area A and Policy Area B.

Principal references used in the report are listed, followed by the index of proposed Environmentally Sensitive Areas. A total of 99 areas within the Region were originally noted, but this figure has been reduced to 71 areas for discussion in this study since re-examination of initial field notes. The index lists the name of the area, its map number, the category (Area A or B) and the status of the area (new or rejected).

The majority of the report involves data sheets for each proposed Environmentally Sensitive Area. This significant examination provides for each area, the following information:

1) Name and Map Number;
2) Policy Area Category;
3) Ownership;
4) Location;
5) Size;
6) General Description;
7) Criteria met by the area as related to the List of Identification Criteria (this section includes comments on species, quality, quantity, shelter potential, uniqueness, diversity, geomorphological features, soils, water and micro-climatic effects);
8) Source of Information

NOTE: These listings are considered draft policies, subject to amendment when reviewed by the Committee of the Whole of Regional Council. The technical text is planned for inclusion in the Appendix of the Regional Official Policies Plan . The Committee notes that a particular subject which requires further research is that of aquatic life within the Region's lakes and water ways.

TITLE: Report of the Waterloo-Wellington Airport Task Force

AUTHOR: Region of Waterloo Planning and Development Department. #2

FORMAT: Soft Cover, 229 pages including maps, tables and charts. July, 1974.

CONTENT:

The report was prepared by the Task Force as a study on the effects of expansion, both of facilities at the airport, and air services to and from the airport. Included in the study group were qualified professionals in the environmental, engineering and technical fields, as well as representatives of the Airport Commission, Councils and Citizens.

The contents provide a thorough review and analysis of all information relating to the airport, and discusses and formulates opinions and recommendations as to airport operation and expansion. Analysis of airport operation and expansion is organized under the following headings:

1) Need;
   a) Existing Air Traffic and Activities,
   b) Airport Users,
   c) Airport Role - Region and Central Ontario,
   d) Previous Airport Development Plans,
   e) Estimates of Future Activity and Use.

2) Environmental Impact;
   a) Existing and Future Aircraft Noise,
   b) Ecological and Environmental Impact,
   c) Service Infrastructure,
   d) Least Disturbing Impacts.

3) Social and Economic Consequences;
   a) Level of Passenger Convenience,
   b) Users,
   c) CMHC Housing Finance Policies,
   d) Least Disturbing Consequences.

4) Modifications and Alternatives;

5) Capital Cost Estimates;

6) Recommendations and Findings.

The text is also supported by an impressive analysis base, such as adjacent land use figures, environmental inventories, sound and noise perception data, aircraft movements and schedules, and comparative Central Ontario transportation costs.

NOTE: Aside from the more specific regional discussions on expansion, the report provides an excellent, general presentation of airport operational factors as related to a regional situation.

TITLE: The Scenic Roads of North Dumfries, Wellesley and Woolwich.

AUTHOR: Geography Department, University of Waterloo for the Region of Waterloo. #3

FORMAT: Loose leaf, 29 pages plus maps and appendix. August, 1974

CONTENT:

A scenic roads inventory of the townships of North Dumfries, Wellesley and Woolwick, to identify potentials and initiate corrective management of the remaining scenic roads.

The report is presented in four major sections. The initial methodology section explains in detail the survey technique, along with the rating system used in determining scenic value and potential. Examples of survey rating forms, notation sheets and management recommendation listings are also included.

The overall results of the rating system are mapped on an individual township level and a composite study area map. A supporting text on general observations accompany these maps. Zones and types of high scenic quality within the study area are also determined.

These general observations are subsequently broken down into detailed summaries of physical data, findings, and ratings for each surveyed road in the three individual townships.

Finally, conclusions and recommendations are offered, based on the survey results. This section includes comments on possible protective zoning and management..

NOTE: The survey represents subjective judgement on the part of the survey team, and therefore the ratings should be tested against the attitudes of other persons and groups.

TITLE Growth - Policy Paper # 1, Leading to the Regional Official Policies Plan.

AUTHOR Regional Municipality of Waterloo Planning and Development Department. # 4

FORMAT Loose leaf, 18 pages, January 1974

CONTENT A discussion report dealing with the question of future growth policy and alternative growth patterns in the Region. The report was produced for cooperative discussion purposes between staff and the public, eventually leading to inclusion of a growth policy in the Regional Official Policies Plan. The content is keep simple to allow the public to follow the discussion.

The report initially proposes an acceptable growth rate to the year 1991, and follows with necessary steps to implement this policy.

The two main ingredients of growth included in the discussion are internally generated and externally generated growth. Both are analysed in terms of government policy implementation, regional utilization, and consequences.

The following growth alternatives are examined for possible inclusion in the regional growth policy:

A) an average increase of 3½% per year;

B) an average increase of 2½% per year;

C) an average increase of 1½% per year;

D) relatively zero growth

Also included in these discussions are the assumptions used by each alternative, along with decisions as to practicality and consequences for the Region.

The following considerations are covered for use in the selection of an acceptable growth rate:

A) External Government Policies;

B) Growth of Economic Activity;

C) The use of Natural Resources;

D) Commuters

TITLE: Settlement Patterns - Policy Paper #2, Leading to the Regional Official Policies Plan.

AUTHOR: Regional Municipality of Waterloo Planning and Development Department. #5

FORMAT: Soft Cover, 24 Pages, April 1974

CONTENT:

The second in a series of Policy Papers leading to the Regional Official Policies Plan. Knowing Regional growth policy as outlined in Policy Paper No.1, along with the wishes of local Councils as reflected in their plans, and the results of citizen input, this policy paper suggests a Regional settlement pattern to be implemented between the year 1974 and 1991.

Since growth and settlement patterns must be constantly monitored by Regional and local municipal staff, the recommendations in this paper may be subject to change as new ideas evolve, problems arise, or people's needs and wishes change.

The paper initially summarizes the existing settlement pattern in the Region in terms of settlement types and their relative sizes by population. A number of constraints affecting Regional growth and future settlement patterns are also described. These include the constraining issues of agricultural activity, regional transportation, residential density mixtures and expansion of services.

Keeping all possible settlement constraints in mind, the paper offers settlement possibilities that permit a distribution and choice of living areas and types of units for everyone.

The total range of Regional Waterloo settlement types, both existing and future possibilities, are discussed under the following headings:

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1) Farmstead
2) Rural Non-Farm
3) Corners
4) Cluster
5) Hamlet
6) Village
7) Town
8) City

Other than "City", these names are used to explain commonly understood settlement types, and should not be confused with the corresponding legal terms since there are only Townships and Cities legally defined within the Region. The general discussion on Cities is also expanded to describe in detail the settlement possibilities of the three Regional Cities; Waterloo, Kitchener and Cambridge.

Settlement objectives for the Townships are also discussed in detail. Other separate activities or specialized features are presented for discussion, including Commerce, Industry, Transportation O.H.C., and Residential Land Banking issues.

TITLE: Economic Development - Policy Paper #3 Leading to the Regional Official Policies Plan

AUTHOR: Regional Municipality of Waterloo Planning and Development Department #6

FORMAT: Soft Cover, 37 pages including tables, May, 1974

CONTENT:

Following the Growth and Settlement Policy papers, this paper attempts to outline how these people and places might be organized for production and consumption of goods and services.

The prospects for regional economic development are reviewed within the broader context of international trends, and national, provincial and regional economic issues. The major forces which have contributed to the present structure of the Region's economy are also identified.

The economic picture of the Region is observed to be changing in many respects, and occurring in response to a number of current economic forces. These forces are identified and discussed under the headings of Population Growth, Labour Supply, Resources and Regional Investment.

The structure of the Region's economy is identified, relating back to 1961, within the context of employment structure and personal incomes. Incomes are explained using comparable trends in major Southern Ontario urban centres.

A number of stability prospects are offered to meet future changes in the Region's economic condition. These prospects are based on a number of economic activity alternatives developed to allow flexibility in the economic structure over time.

Finally, industrial sector policy guidelines are developed as a suggested framework for joint action to maintain and improve the following regional industries:

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1) Agriculture (including Forestry);
2) Mining and Quarrying;
3) Manufacturing;
4) Construction Industry;
5) Transportation, Communications and Utilities;
6) Wholesale and Retail Trade;
7) Finance, Insurance and Real Estate;
8) Community, Business and Personal Services.

Within each of the above discussions, the proposed directions for policy are outlined, but do not assume that in every instance Regional Government will be the implementing agency.

The paper concludes with an overall discussion on agriculture and rural development in the Region. This includes statistical analysis of these activities, along with the development of possible areas of adjustment, prospects and problems of the industry, and a listing of policy directions.

TITLE Housing - Policy Paper #4, Leading to the Regional Official Policies Plan.

AUTHOR Regional Municipality of Waterloo Planning and Development Department. #7

FORMAT Soft Cover, 40 pages. May 1974

CONTENT An interim housing policy paper to prepare and analyse information for development of a housing policy for the Regional Official Policies Plan. Studies on some specific aspects of the housing problem will be an ongoing process, and may necessitate revisions to this interim housing policy.

The policies included in this report are based on the nature of the housing problem as perceived by the Region. These major problems are initially related to the supply and affordability of housing, particularly for certain income groups.

The responsibility for housing and the capability to respond to the housing problem are summarized in the basic outline of housing responsibility. The onus on housing is presented in terms of area municipal, regional, provincial, federal and builder-developer involvement in the delivery of housing.

A number of responsive policy discussions follow, based on the supply of an adequate number of new units in both new subdivisions and in redevelopment areas, along with programs to maintain or improve existing housing stock at or above minimum standards. These supply discussions include:

cont'd:

i) Regional Housing Targets;

ii) Regional Supply of Services -

Water and Sewage Treatment;

a) Kitchener
b) Waterloo
c) Elmira and St. Jacobs

iii) Creating Individual Lots Severances;

iv) Rural Development;

v) Mobile Homes;

vi) Public Sector Housing;

a) Ontario Housing Corporation
b) Other Programs

viii) Special Housing Needs;

a) Handicapped Persons
b) Students

The second major section of the report deals with areas where the Region and a regional housing policy could be effective in minimizing price increases in the housing market. To help minimize costs, recommendations and anticipated results are presented for improved policies in the following areas:

i) Development Approval Process;

ii) Lot Levies;

iii) Uniform Building Code;

iv) Manufactured Homes;

v) Controlled Cost Housing

Two additional sections offer policy recommendations regarding land banking and improved administrative structure.

The final section outlines housing policy directions for the Region based on points presented in the paper.

TITLE Sand and Gravel Pits - Policy Paper No. 5

AUTHOR Regional Municipality of Waterloo #8

FORMAT 21 pages, June 1974.

CONTENT The Department of Planning and Development of the Regional Municipality of Waterloo has recently published Policy Paper No. 5, entitled Regulation of Sand and Gravel Pits. The previous four papers dealt with growth, settlement, economic development and housing (see card B331, June 24, 1974 - code COM)

This fifth paper points out the need for a regional policy on sand and gravel pits so that various interests can be protected and that the various associated problems can be prevented. It is suggested that the Government of Ontario, the Regional Municipality of Waterloo and the seven constituent Area Municipalities each have a specific function flowing from the following six objectives:

1. to establish the location of active pits and quarries within the Region;
2. to regulate the operation within pits and quarries;
3. to ensure the rehabilitation of pit and quarry sites;
4. to encourage the reusability of the land;
5. to ensure that sufficient revenues are derived from operations by the Regional and Area Municipalities to meet expenditures;
6. to encourage the rehabilitation and use of existing but abandoned pits and quarries.

NOTE: for discussion purposes leading to the Regional Official Policies Plan

TITLE: Open Space - Policy Paper #6, Leading to the Regional Official Policies Plan.

AUTHOR: Regional Municipality of Waterloo Planning and Development Department. #9

FORMAT: Soft Cover, 20 pages including tables, August, 1974.

CONTENT:

The sixth in the series of Regional Official Policy Plan discussion papers. This report studies the Region's open space situation and needs in order to guide provision of the best locations for the maximum enjoyment of the greatest number of people.

Since recreational land uses cover a wide range of activities, only those activities existing or possible within the Region are considered in the paper. The opening discussion outlines the responsibilities of various levels of government in the provision of open space. These levels include the Federal, Provincial and Regional governments, The Grand River Conservation Authority, the seven area municipalities and private groups and individuals.

The increasing demand for open space and outdoor recreation is analysed within the context of the Toronto-Hamilton urban complex. Regional and provincial demand preferences are discussed, providing some generalized indications of the way leisure time is spent and the prospects for the future.

The potential supply of open space for outdoor recreation within the Region is analyzed in terms of the following dependent variables:

(i) the role and priorities of each of the existing "open space" agencies in expanding the supply of open space;

(ii) the physical capability of the Region to support recreation uses;

(iii) innovation in acquisition and multiple use of land.

Finally, a number of policy recommendations are offered, providing a comprehensive approach to future open space planning. These policy directions are presented under the following planning functions:

1) Administration;
2) Strategies - Assessment of Demand;
3) Strategies - Open Space Alternatives;
4) Strategies - Mechanisms for the Provision of Open Space

TITLE: Transportation - Policy Paper #7, Leading to the Regional Official Policies Plan

AUTHOR: Regional Municipality of Waterloo Planning and Development Department. #10

FORMAT: Soft Cover, 42 pages plus 4 maps, August 1974

CONTENT:

This policy paper offers a rather lengthy examination of existing facilities and future possibilities as related to the Region's transportation systems. Basic background information is initially presented as an aid in understanding transportation planning and the specific discussions which follow. The general consequences of improved mobility are summarized, along with the basis for transportation demand and the range of available private vehicle and mass transit technology. Policy recommendations are also offered in order to satisfy existing and projected travel demands.

The second major section deals with the role and demand for public transit. General considerations and specific regional aspects are examined. New concepts for improving public transit coverage and coordination are also offered, focusing on a regional public transit system. A number of policies are eventually recommended as essential steps in improving the Region's public transit system.

The role and classification of both existing and proposed roads within the Region is presented in terms of their function. A number of operational considerations and standards are examined as related to these existing and future roads. Based on these discussions, a number of policies are recommended with respect to the maintenance, operation and development of roads in the Region.

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Existing rail and air services within the Region are examined, along with opportunities for improving these services. A number of related policies are recommended which recognize the importance of these facilities to the Region, and the necessity of incorporating rail and air transport considerations in the overall regional planning process.

Finally, the general role and process of transportation planning in the Region is explained as a basis for the development of a number of transportation planning programs. These programs, translating policy into service, represent the following activities:

1) Development Review;
2) Regional Transportation Planning;
3) Urban Transportation Planning;
4) Area Municipal Service;
5) Transit Coordination;
6) Priority Programming.

TITLE: A Study of Regional Outdoor Recreation and Open Space Needs - Study Program.

AUTHOR: Regional Municipality of Waterloo Planning and Development Department #11.

FORMAT: Loose Leaf, 16 pages including flow chart. December 1974

CONTENT:

A study program for use as an organizational guide in preparing an indepth analysis of existing and future requirements for regional outdoor recreation and open space in the Waterloo Region. The need for such a study was determined by the view that the total range of recreational opportunities could not be validly met by local municipalities or the Grand River Conservation Authority alone. It was also observed that many deserving potential regional recreation areas were being lost because of road development and a lack of responsibility for preserving, conserving or developing such areas for recreational purposes.

The following aspects of the proposed regional outdoor recreation and open space needs study are explained as a preparation and implementation guide:

1. Terms of Reference
2. The Research Program
   - -Survey of Data;
   - -Analysis of Existing and Future Requirements;
   - -Devising Alternative Strategies;
   - -Future Regional Open Space and Outdoor Recreation Requirements;
   - -Design of a Regional Open Space System;
   - -Operational Considerations;
   - -Programming and Financing.
3. Organization (Project members and Flow Chart)

NOTE: This report is intended only as a study preparation guide, and therefore does not include any findings, recommendation or conclusions, aside from a brief background explanation on why a regional outdoor recreation and open space needs study is necessary.

TITLE: Planning the Regional Plan, (Conestoga Wagon, Volume 2, Number 1, October 1974)

AUTHOR: Regional Municipality of Waterloo. # 12

FORMAT: Newspaper, 23 pages including maps, October 1974.

CONTENT: This issue of the Regional Waterloo public participation newspaper, "Conestoga Wagon", contains planning proposals prepared for refining into an official policies plan for the Regional Government.

The newspaper presents a series of summarized policy statements on various areas of future regional growth and development. These summaries refer to the collection of policy papers, produced by planning staff, as a basis for the development of the Regional Official Policies Plan. Policy papers, which are also included in this information guide, were not considered final until presented to and reviewed by the public.

The policy summaries were presented to obtain public reaction to the sum total of all previous policy responses and research. Further amendments and refinements were planned following public presentation, along with the incorporation of new guidelines that would help improve the policies plan.

After public study of the proposals, public meetings, were scheduled and advertised in this publication.

The summarized policy statements include the following areas of discussion:

1) Population Policy;
2) Land Utilization Policy;
3) Economic Policy;
4) Settlement Pattern Policy;
5) Housing Policy;
6) Open Space and Recreation Policy;
7) Sand and Gravel Resource Policy;
8) Heritage Policy;
9) Environmental Policy;
10) Health, Social and Community Services Policy;
11) Transportation Policy;
12) Utility Policy;
13) Regional Finance Forecasting;
14) Citizen Participation Policy;
15) Regional Development Control Policy.

NOTE: An excellent lay summary and example of public participation procedures.

TITLE: Planning the Regional Plan, (Conestoga Wagon, Volume 2, Number 1, October 1973).

AUTHOR: Regional Municipality of Waterloo. #13

FORMAT: Newspaper, 12 pages including photos and maps, October 1973

CONTENT:

General theories, goals and objectives of planning the regional plan are presented in this issue of the Regional Waterloo public participation newspaper.

The paper offers views on the reasoning behind formation of the regional government, the background story of its formation, and articles on regional growth constraints, transportation and financing. Alternative strategies for future growth in the region are also presented for public evaluation and comment.

The goals, objectives and possible policies and programs for future regional development are outlined in preparation for development of the draft Regional Official Policies Plan. The contents of this paper came at a relatively early policy development stage,without the aid of the formal policy papers which followed. Therefore, the majority of development comments are based on recommendations made in 1971 by the old Waterloo County Area Planning Board.

TITLE: The Regional Official Policies Plan. (Final Draft).

AUTHOR: Regional Municipality of Waterloo. #14

FORMAT: Loose Leaf in Binder, 96 pages including maps and tables. November 1975.

CONTENT:

This final draft of the Regional Official Policies Plan for the Waterloo Planning Area was adopted by Regional Council in November, 1975. As of March, 1976, the plan was under study by the Minister of Housing before final approval as the official plan of the planning area.

The document contains policies to guide and manage the physical, social , economic and environmental pattern of settlement for the Region over the next 25 years. It was produced through total, comprehensive public participation and consultation with all involved government and private agencies.

As a comprehensive policy plan rather than simply a land use and service plan, the document provides decision - making guidelines for the Regional Council. It contains policies that will: assure region-wide planning in a continuous process; consider alternatives as a means for achieving goals; evaluate social and economic costs/benefits of various physical, economic and social planning alternatives; define the direction of phasing of Regional services; evaluate special planning techniques; be used as a performance evaluation guide.

The Plan also deals with matters of joint regional/provincial/federal/Area Municipal interests where they primarily affect the interests of the whole region. Overall policy and principles for region-wide interests are presented under the following policy chapter headings:

1. Population Policy
2. Land Utilization Policy
3. Settlement Pattern Policy
4. Economic Development Policy
5. Housing Policy
6. Open Space for Recreation Policy
7. Sand and Gravel Policy
8. Heritage Policy
9. Environmental Policy
10. Health and Social Services Policy
11. Transportation Policy

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12. Utility Policy
13. Regional Finance Forecasting Policy
14. Citizen Participation Policy

In addition, the introduction explains how the Plan was prepared, how it will be used, it's legal significance, review and amendment possibilities, and the role of the Province and Area Municipalities in implementation. A brief summary description of the major policies and proposals in the Plan is also offered, and overall goals are outlined.

TITLE: Housing: A Program for Action

AUTHOR: Peter Barnard Association and MacNaughton Planning Consultants Ltd. for the Region of Waterloo Planning Department #15

FORMAT: Bound Soft Cover, 93 pages, tables, and graphs, plus 4 appendices, June 1975

CONTENT: A descriptive study which basically identifies housing problems and future needs. It recommends that action be taken in seven areas of housing development and that a monitoring system be set up so that progress in meeting problems, identification of new problems, and the need for alternative solutions can be readily determined.

Following an introductory synopsis of report contents, the first chapter traces some significant trends in the housing situation in the Region which affect both current problems and future housing needs. These trends are provided as a background to the findings and recommendations presented elsewhere in the report. In addition, the impact of growth and changing regional population characteristics is outlined. This is followed by a discussion of developments in the supply of housing. The chapter concludes with a review of the current situation in both the rental and ownership housing market.

The second chapter provides the basis for recommendations on a housing program for the Region. The probable future housing needs are reviewed in terms of overall production, rental versus ownership split and geographic distribution throughout the Region. These needs are then assessed as to whether or not they could be met. This assessment takes into consideration the nature of the Regional building industry, the pattern of land holdings, and the approach by local government to control and provide for future development.

Current housing problems and specific needs in the Region, in both the rental and ownership tenure, are identified in Chapter 3. The problem areas involve certain age and socio-economic groups in specific market sectors, disparaties in Regional housing development, the cost of ownership, and the need for rehabilitation.

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With the problems and short-term housing needs identified, the final chapter provides recommendations for a short-term regional housing strategy. This strategy realistically recognizes the limitations of the regional housing industry and government assistance programs. Seven areas of action are involved in the recommended strategy:

1. Approve Targets and Plan for their Achievement;

2. Ensure Provision of Adequate Servicing;

3. Increase Supply of Subsidized Rental Units;

4. Increase the Supply of Certain Rental Accommodations;

5. Help to Stabilize the Cost of Home Purchase;

6. Encourage Rehabilitation of Houses in Need of Repair;

7. Initiate Study for Special Care Groups.

Each area of action outlines a specific program, including the targets involved as well as the actions required and the specific roles and responsibilities of each level of government in the program.

Four appendices are included in the report. The first outlines the methodology used in developing Regional housing targets. The second reviews the budget approach method of measuring affordability of housing, discusses the income required to purchase a home, and analyzes the impact of government assistance programs. The various activities of the Regional and Area Municipalities in meeting housing needs are evaluated in the third appendix. The final appendix examines a system of monitoring the housing situation in the Region to detect changes in the housing market and to determine progress in meeting the housing targets.

TITLE Conflict of Interest Guidelines for Regional Employees

AUTHOR Region of Waterloo Council. #16

FORMAT Loose Leaf, 4 pages, January 1975

CONTENT A report presenting recommendations with respect to the conduct of Regional employees relating to possible conflict of interest situations. Previous conflict of interest legislation in the Region dealt only with members of Councils and local boards, and provincial employees. The conflict of interest recommendations presented in this report are intended to prevent problems that might arise from the lack of a policy statement.

The recommended rules provide a basis for discipline if honesty and integrity policies should be knowingly or deliberately violated within the Regional Government. It is also important that the public have an assurance that this government has taken steps to a reasonable extend to prevent advantages being taken.

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TITLE: Options For Agriculture In York Region

AUTHOR: York Region Planning Department #1

FORMAT: Soft cover, 24 pages, June 1975

CONTENT: This discussion paper attempts to provide sufficient information on agriculture and its relationship to other development sectors to facilitate informed decision making. It does this by addressing to Regional Council:

1. sufficient information to understand the impact of non-agricultural development on agriculture

2. the desirability and feasibility of preserving a level of agricultural activity in the Region

3. what policy instruments are at their disposal to achieve the desired results.

The report analyzes the trends in agriculture in York. Some of the more important findings were:

1. Simple projection of existing average annual rates of decrease in agricultural acreage would indicate farmland disappearing entirely in 2 or 3 decades.

2. Except in the south farm numbers as well as size have levelled off or decreased from 1966 to 1971 and that farms may be becoming less viable.

3. The proportion of rented to owned land in the Region is increasing faster than in the Province, and is already higher than Provincial average. Rented lands are in a weaker position because speculator/developers who hold most of the rented land may withdraw it at any time.

4. Tenuous nature of year-to-year land leasing is making longer range livestock planning increasingly difficult and therefore the trend toward annual cash croppings.

5. Capital investment in machinery and equipment is not increasing as fast as the Province as a whole in the southern part of the Region, again reflecting inability to make a long-range commitments.

6. Off-farm work; a faster Regional increase in the number of farmers reporting off-farm work and those working full time off the farm, than in the Province.

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7. In comparing Peel, York, and Ontario County statistics the effects of residential/commercial development pressures have in fact moved from west to east across the COLUC area.

The report also includes a description of qualitative aspects of agriculture which were derived through interviews. They include:

1. Advantages to farming in York Region
2. Day-to-Day Conflicts With Other Land Uses
3. Impact of Current High Land Prices
4. Disappearance of Farmland
5. Uncertainty About the Future of Agriculture
6. Unthreatened Agricultural Land

Following the analysis of present trends "Alternative Courses of Action" are explored to reduce both direct disappearance and uncertainty. The Options outlined include:

1. High population growth with different types of residential development with varying population densities.

2. Low population growth with different types of residential development with varying population densities.

The study further recognizes that:

1. Agriculture, even if profitable, cannot compete with other economic endeavours for land on a full opportunity cost basis.

2. The primary contribution Regional Government can make to agriculture is to attempt to ensure that farmland is not preempted by other uses and that conflicts between agricultural and non-agricultural land uses minimized.

3. Regional Government might establish policies to motivate farming, as long as possible on land clearly identified for future development.

The report concludes by setting out 5 possible actions for minimizing conflicts and, as well, describes how the following 6 instruments could be used to support agriculture:

1. Land Banking
2. Land Designation
3. Zoning
4. Assessment
5. Taxation
6. By-laws and Enforcement

A nine page summary of this report was also drafted for circulation to residents within York Region for their information and comment.

Title: Urban Settlements In Rural York Region - An Interim Policy

Author: York Region Planning Department #2

Format: Soft cover, 36 pages and appendicies, June, 1974

Content: The interim policy paper is to provide the basis for assuring that no further major development commitments will be made without a substantial Regional input.

The report is aimed not only at retaining the commutershed to the maximum degree in recreational, agricultural, and other open space uses but to guarantee that a thorough analysis and evaluation of the full range of development implications will be conducted, and not merely servicing availability and costs, when addressing development proposals for villages and hamlets in York Region.

The development implications outlined include:

1. Impact on Population and Settlement Pattern.
2. Accessibility of Urban Places to Employment Opportunities.
3. Impact on the Level of Community Services and Facilities.
4. Need and Feasibility of Water and Sewage Services.
5. Impact on Present Capacity and Future Availability of School Space
6. Impact on the Capacity of Existing Roads
7. Impact on Rural Resources
8. Impact on the "Character" of Existing Settlements
9. Effects of Location, Timing, Scale and Structure on Public Investment.

The above factors were derived from 4 primary evaluation criteria: feasibility, utility, economy and acceptability, where:

1. The feasibility of a development proposal is gauged by whether it is technically, legally and physically realizable, in terms of provincial, regional and municipal growth constraints, capacity of existing roads, land suitability and other factors.

2. The utility of a development is evaluated on behalf of the future users by the Regional Council, its technical staff, the Area Municipalities and through public

participation, by potentially affected residents of the existing urban settlements. The evaluation will involve considerations of the impact on the level of community services and facilities, on the 'character' of existing settlements, accessibility to employment opportunities and other factors.

3. The economy of a proposal is assessed by whether it provides the specified development at competitive public and private financial costs.

4. Finally, the acceptability of a development is determined by whether feasibility, utility and economy can be combined in a way that the Regional Council, as elected representatives of the public, can accept. In other words, a development proposal must be compatible with political reality.

Of particular interest to other Regional municipalities would be the discussion of this issue in relationships to T.C.R. & C.O.L.U.C., the rationale for the suggested interim strategy, the evaluation methodology - especially the 9 development implications and finally the technique used to measure accessibility of urban place to employment opportunities.

An outstanding example of how clearly the report articulates the issue is the definition of what it terms rural resources, ie:

1. good farmland
2. high quality woodlands
3. lands with aggregate potential (sand and gravel)
4. lands which are ecologically important in their natural state, such as wildlife habitats,
5. lands important for water conservation and management purposes, including re-charge flood control and water supply
6. land with a high landscape or scenic value, and
7. lands with a significant recreational potential.

Moreover, each of the above elements is then defined in specific terms as to its exact meaning. The report clearly establishes that the "rural areas" cannot be regarded as the residual which remains from the urban development process.

TITLE Mobile Home Parks - Research Report #3

AUTHOR York (Region of) #3

FORMAT 31 pages and appendix September 1972

CONTENT The examination of different aspects of mobile home park development. The objective is to provide information that will contribute to the making of policies concerning this form of housing in the Region.

The following aspects are covered:

1) Mobile Homes and Mobile Home Parks

   definitions
   the mobile home
   mobile home dwellers
   financing of mobile homes

2) mobile home park locations
3) site planning for mobile homes
4) municipal revenue
5) municipal expenditure
6) development cost
7) municipal control over mobile home parks

NOTE Summary of findings are as follows:

- mobile homes are a legitimate form of housing
- they are medium density?
- mobile homes should be connected to municipal water and sewage systems
- mobile home parks should not be allowed to locate in a rural area
- a zoning categorie for mobile homes is desirable
- site plan and development agreement is desirable
- the revenue from a mobile home unit is less than that of most single family conventional dwellings .·. the municipality should take steps to correct this imbalance

TITLE: A Summary of the Historical Development of York Region - Regional Official Plan Technical Appendix 1.

AUTHOR: Region of York Planning Department. #4

FORMAT: Soft Cover, 32 pages including sketches and appendices. June 1974.

CONTENT: This descriptive inventory report is part of the overall work program required to produce the Regional Official Plan. The main purpose of the report is to document study findings on the social and cultural history of York County, and to determine what buildings and sites within the Region are worthy of preservation. Although the report is not intended as a comprehensive research paper into Regional history, it provides a common reference point for public and private agencies interested in understanding the Region's historical development and preserving the past.

Chapter I attempts to place the history component in some context in the total Regional Official Plan work program and explain the scope of, and purpose behind such a review.

Chapters II and III document for the Region as a whole, and the individual Area Municipalities, some of the more significant social and cultural events and economic and technological processes which have affected the Region's physical development pattern.

In Chapter IV, existing and proposed Government programs in the National, Provincial and local context are documented, relating to preservation of historic and cultural heritage.

The concluding Chapter V summarizes some of the more significant aspects of the Region's historical development which may be of relevance in formulating public policy relating to its preservation in future. Some assessment is made of the possible roles which the Region and its constituent Area Municipalities might fulfill. Specific commitments in this aspect must await completion of the Regional Official Plan.

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The text is supported by five appendices; a discussion on Heritage Canada, an example of an existing Act for designating and preserving historic sites, summary of the provincial report, "A Program for the Conservation of Buildings of Historic and Architectural Value in Ontario", a map outlining historic development in the Region, and a bibliography.

TITLE: Work Program - Regional Official Plan

AUTHOR: Region of York Planning Department. #5

FORMAT: Soft Cover, 56 pages plus appendices, flow charts, and 22 page accompanying report (February 1975). January, 1973 Revision

CONTENT:

This document outlines the technical studies that were to be done as part of the overall technical and political planning process leading to the adoption of a draft Regional Official Plan.

Section I discusses a number of basic assumptions underlying the work program. Section II describes the subject matter to be emphasized and the basic approach to be followed in carrying out the various studies. Section III is a short discussion of the resource requirements and timing of the three major phases of the work program; the inventory and basic analysis phase (A), development of alternatives phase (B), and evaluation of alternatives phase (C). Section IV presents detailed task descriptions for the studies included in the work program.

The proposed timing schedule called for the completion of the formulation and evaluation of "development choices" by the end of 1974, with staff carrying out the majority of work.

Although this original Work Program report is still valid for the nature and scope of studies that were undertaken, unforeseen events had necessitated further revisions. Due to staff shortages and involvement in a number of major development projects, the work program fell behind. An attached companion report, "Work Program for Completing the Regional Official Plan -1975", proposes draft completion by the end of 1975. This report also outlines new areas of concentration. In 1975, planning effort would be devoted to completing the three major phases of the work program.

TITLE: Cottage Survey - Township of Georgina

AUTHOR: Region of York Planning Department. #6

FORMAT: Soft Cover, 40 pages including appendices, plus maps, July 1972

CONTENT: A Regional Official Plan background survey report on Georgina Township to determine the number and distribution of cottage units compared to permanent units. The survey was concentrated in the Township since the vast majority of cottage units in the Region are found in this area.

The survey was carried out to gain an accurate picture of the existing cottage situation in the Region. The factors involved in this situation include the cottage development pattern, structural condition, cottage user pattern and accessibility. It was anticipated that the information derived would lead to realistic land use policies to guide future development.

Summary discussions and maps are presented on the following aspects of the cottage survey:

1. Dwellings Surveyed
2. Existing Land Use
3. Dwelling Use
4. Conversions
5. Building Condition
6. Cottage Population and Permanent Population

Appendices accompany the text, and include an outline of the following survey issues:

1. Methodology
2. Definitions
3. Dwelling Unit Survey-Detailed Distribution
4. Conversion Rate

TITLE: A Preliminary Statement of Goals and Objectives

AUTHOR: The Regional Municipality of York. #7

FORMAT: Loose Leaf, 29 pages including tables and flow chart. 1973

CONTENT:

A discussion document identifying the major planning issues relating to development of the York Planning Area and outlining the planning program in operation in 1973. It is not intended as a definitive statement of Regional Goals and Objectives.

Section 1 points out the background and statutory responsibilities of the Region to planning in the area. Section 2 discusses how goals and objectives fit into this work program, their importance in evaluating alternative plans and their relevance to the general public in the planning process. Section 3 briefly summarizes the process involved in producing a Regional Official Plan, identifies the major regional planning issues affecting the Region and suggests the major topics for consideration in the Official Plan.

The preliminary goals and objectives relating to the future development of the Planning Area are listed in Section 4. The report concludes with a summary of how it will be used in later phases of the planning program.

TITLE: Employment Forecasts

AUTHOR: Kates, Peat, Marwick and Co. for the Region of York. #8

FORMAT: Bound Soft Cover, 119 pages including maps, tables, graphs and 2 appendices. June 1973

CONTENT:

This technical study is concerned solely with employment within the Region, not with labour force or population. The latter two are considered to be relatively independent of employment in most parts of York because of its proximity to Metro Toronto.

Some segments of the analysis necessitated the calculation of three population forecasts, reflecting three development options:

1. the Toronto-Centred Region Plan Option;
2. the Regional Submission Option;
3. the Demand Option.

Employment forecasts to the year 2001,in five year increments from 1972, are prepared for each of these three development options, assuming in each case that employment would not be constrained by lack of water or sewage services.

For the purpose of forecasting, employment was considered to consist of three fundamental types:

-Basic Employment - manufacturing, wholesale and construction sector;

-Non-Basic Employment - retail, services and transportation and communications sector;

-Primary Employment - mining, forestry and fishing sector.

Forecasts were made for each employment type through the use of mathematical modelling, modified ratios or straight assessments. The influences on employment of water and sewage services, and development of the new Toronto Airport at Pickering are considered as possible constraints to the change in regional employment figures.

The report is divided into three sections. The first section describes the composition of employment in York in 1972. The second section describes the methodology used to forecast employment and presents the forecasts for each of the three development options. In the third section, the requirement for water and sewage services is also assessed.

The text is supported by numerous tables, graphs and formulas. A more detailed and technical account of the methodology and assumptions is contained in the two appendices.

TITLE: Physical Base of York Region - Regional Official Plan Technical Appendix No.2

AUTHOR: Regional Municipality of York. #9

FORMAT: Soft Cover, 32 pages plus maps, bibliography, glossary and appendix, July 1974

CONTENT:

An inventory report providing technical surveys, analyses and studies on the physical base of the York Region, essential for development of the Regional Official Plan. This report focuses on the identification and understanding of the processes and factors which give rise to the observed natural physical environment.

The inventory includes technical discussions on the following aspects of the Region's physical base:

1) Bedrock Geology;

2) Surficial Geology;

   i) Physiographic Sub-Regions
   ii) Topography
   iii) Mineral Resources

3) Drainage;

   i) Surface Drainage
   ii) Groundwater
   iii) Groundwater Potential

4) Climate;

5) Soils;

   i) Soil Parent Materials
   ii) Erosion Susceptibility
   iii) Soil Capability for Agriculture

6) Forestry;

   i) Classification of Forest Cover Types

The report interprets this collection of basic information into meaningful and useful data for the Official Plan as a statement of public policy. Consequently, the last section of the report discusses the importance of environmental factors in a promotive and restrictive sense, their influence on the existing pattern of land uses and relevance

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to physical land use planning for the future.

The text is supported by appropriate mapping. A selected bibliography and a glossary of technical terms are also included. An appendix provides a list of supplementary technical studies on the physical base of York Region.

TITLE: A Progress Report to the Toronto-Centred Coordinating Committee on the Problem of Financing Services in Provincially Designated Low Growth Areas

AUTHOR: Region of York Planning Department #10

FORMAT: Loose Leaf, 20 pages, December 1974

CONTENT: A discussion paper outlining the Region's thoughts on the nature of the problem of financing services in low growth areas. Its structure is in two divisions; first presenting the general situation, and second giving specific reference to the community of Keswick.

The statements on the general situation examine the problems, needs, types, and degree of existing rural servicing as found in a number of Provincial and Regional servicing studies. Additional planning considerations in the development of services in low-growth areas are noted. An example is the lack of a functional balance between existing land use and expanding commercial/industrial development in established septic tank areas. Various sources of demand for servicing improvements in rural areas are also outlined. The section concludes with a discussion on the need for a Regional Growth Policy to provide for long range development capability in meeting the servicing needs of excessive growth.

The situation in the community of Keswick is used to represent the type of servicing and related problems confronting many of the urbanized centres within rural York. Keswick is a community of 6,000 permanent residents, and has faced recent, large-scale conversions of seasonal residences to permanent dwellings.

An excellent appendix provides a comprehensive review of existing financial techniques for municipal services in Ontario.

TITLE: Short Term Development Forecasts (1971-81)

AUTHOR: 1. Region of York Planning Department (Report #11(a) Short Term Development Forecast: Region of York - 1971-81)

2. L. J. Close, Director, Municipal Finance Branch TEIGA. (Report #11(b) - York Region Financial Impact of Short-Term Housing Action Programs review)

FORMAT: 11(a) - memorandum, loose leaf, 16 pages plus tables and map, November 1973

11(b) - memorandum, loose leaf, 7 pages, April 1975

CONTENT: This particular report is a combination of two separate memorandums. The Forecast paper is a Regional Official Plan technical memorandum outlining the purpose, methodology, and results of the Plan component (A12) which deals with short-term development in the Region. The analysis considers public policy commitments and actual development levels in 1976 and 1981, for the factors of population, occupied dwellings, and employment.

The memorandum is divided into four sections and two appendices. Section A discusses the purpose of the analysis and defines the basic concepts that were used. Section B describes the methodology in detail, considering the procedure used for population and occupied dwelling forecasts, and for employment separately. Section C presents the results of the analysis by municipality and a small number of sub-areas within municipalities, and reviews the main assumptions underlying the estimates. Section D discusses some of the implications of the forecasts. The appendices consist of tables giving the results of the forecasts by traffic zone.

The second memorandum reviews the Short-Term Housing Action Programs reports in the context of their main objective; the evaluation of the financial implications of physical development alternatives in York Region, particularly OHAP housing development.

TITLE: Building Permits - 1973

AUTHOR: Region of York Planning Department #12

FORMAT: Bound Soft Cover, 13 pages and tables plus bar graphs, June 1974

CONTENT: An inventory report of Building Permit issuance and characteristics in the Regional Municipality of York and the nine municipalities which it comprises, for the years 1971-1973 inclusive.

The general format presents a summary discussion for each observation, supported by tables and graphs. Figures are given for each period under study and in comparison with similar national, provincial, regional, and local figures where applicable.

The following building permit statistics are offered:

1. Total Value and Percentage Increase - 1971-1973, by Area Municipality;
2. Percentage Distribution of Total Values in York Region - 1971-1973;
3. Total Value and Percentage Increase of Residential Permits - 1971-1973;
4. Number of Permits and Percentage Distribution of New Dwelling Units by Dwelling Type, Compared to National, Ontario, and Metro Toronto figures - 1971-1973;
5. Average Residential Permit Value per Dwelling Unit by Area Municipality - 1971-1973.

A final inventory presents the building permit values in each area municipality by general land use type for 1973 only. This provides a useful comparison of recent development direction and intensity for each area municipality and the Region as a whole.

TITLE: Terrain Evaluation Study

AUTHOR: Region of York Planning Department #13

FORMAT: Bound Soft Cover, 20 pages including bibliography, May 1973

CONTENT: A descriptive report presenting and assessing general terrain data to assist in the preparation of the Regional Official Plan. This data only provides indicators to potential problems and should not be used for detailed evaluation.

Using existing geological and agricultural reports and maps noted in the bibliography, the text describes the following terrain factors within the region:

1. Surficial Geology and High Water Table Areas;
2. Surficial Drainage and Slope Classification;
3. Groundwater Probability;
4. Land Suitability.

Additional consideration is given to any possible effects these factors may have on septic disposal and building construction. The discussions also refer to a number of separate map sheets which illustrate the terrain factors for each Area Municipality within the Region.

Finally, eight suitability units are delineated for use in rating land suitability for building. The application of the land suitability and groundwater probability data to future development considerations is also made.

TITLE: A Day-Care Study for the Regional Municipality of York

AUTHOR: The Health and Social Services Department and the Regional Planning Department. #14

FORMAT: Bound Soft Cover, 70 pages including 7 appendices, September 1973.

CONTENT: A survey study to establish the demand for day-care within the region. and the nine Area Municipalities among family units with children 14 years of age and under. At the outset, the emphasis of the study was directed towards answering a number of questions for each Area Municipality; present arrangements, needs, limits to use of existing facilities, cost of day-care arrangements, and possible extent of use. In addition, for the Region as a whole, a number of supplementary issues were identified as requiring resolution; acceptable travel distances to centre, relationship of present arrangements to the employment of women, relationship of children's ages to female employment, and relationship of present arrangement to needs of single and two-parent families.

In Chapter II a number of introductory factors involved in day-care operations are examined. Included are discussions on the female labour force, further needs for day-care as related to economic issues, and a general statement on present facilities and arrangements.

Chapter III outlines the methodology and describes the data used in the random sample survey. The various criteria used in determining the sampling and the data variables used in the questionnaire are also explained.

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Discussions of findings are summarized in Chapter IV. The response to each survey question is presented in the text and explained in greater detail in the appendix in both written and tabulated form.

The final chapter presents conclusions gained from the survey results. The initial study questions are answered but recommendations are not offered because of the magnitude of the policy decisions.

TITLE Oak Ridges Moraine Study - An Interim Policy Approval to Development

AUTHOR York (Regional Municipality of) #15

FORMAT 16 pages and 2 appendices July 1974

CONTENT The two objectives of the report are:

1) to document detailed physical resource information relating to the Oak Ridges Moraine

2) to assess the relative importance of the Oak Ridges Moraine within a larger regional context to accommodate certain types of outdoor recreational activities which require specific kinds of physical environments

The purpose is to:

- assist the Regional Planning Committee and Council in their review of development proposals affecting the Moraine prior to the approval of a Regional Official Plan

NOTE The following is studied:

1) current development pressures in the study area
2) methodology (using a relative environmental impact classification system that takes into account environmental sensitivity and recreational capability)
- useful for environmental impact technique

TITLE: Mobile Home Parks - Research Report #3

AUTHOR: Region of York Planning Department #16

FORMAT: Soft Cover, 31 pages and appendices, September 1972

CONTENT: The purpose of this study is to examine different aspects of mobile home park development as an alternate form of housing to standard forms of residential development found in the Region. A principle objective of the study is to provide information that will contribute to the making of policies concerning this form of housing in the Region.

The primary consideration of the report is that mobile home parks are a legitimate form of residential development. The initial discussions provide definitions and comments on various aspects of the general mobile home situation. More specific discussions are presented on the following mobile home factors of development:

1. Mobile Home Park Locations;
2. Site Planning for Mobile Homes;
3. Municipal Revenue;
    a) Licencing
    b) Assessment
4. Municipal Expenditures;
5. Development Costs;
6. Municipal Control over Mobile Home Parks.

The appendices provide a suggested outline for a by-law regulating mobile home parks, and comments on condominium and cooperative ownership of mobile home parks.

TITLE Data Bank Outline

AUTHOR York (Region of) #17

FORMAT 17 pages October 1972

CONTENT To explain the basic features of the Ministry of Transportation and Communications with particular emphasis on the output that will be available.

1) A discussion of the information that will be put into the data bank, with particular reference to the availability of data for York Region.

2) A discussion of the output that will be available, including consideration of the type of data, the frequency with which it will be updated, the types of tabulations that can be done, and the geographical detail available.

3) The cost of obtaining various types of output, the availability of special programs etc.

4) General conclusions and the place of the data bank in the overall data management requirements of planning agencies in York Region.

NOTE Since the M.T.C. is setting up the data bank primarily to aid in the planning and management of transportation and communications systems in Ontario, the data that goes in must be relevant to this function. Output is arranged in:

block face units
blocks
basic planning units
minor planning districts
planning districts
municipality
or Regional

Data will be available for 3 general categories:

i) property - assessment, lot area, year of sale, number of parking spaces, etc.
ii) occupancy - no. of residents, estimated rent, etc.
iii) individual - marital status, year of birth, etc.

Title: Tax Yields and Municipal Costs of Alternative Types of Residential Development

Author: Regional Municipality of York Planning Department #18

Format: 38 pages, Dec. 1971, tables, soft cover.

Content:

The basic purpose of the study is to provide information that will contribute to the making of rational public decisions concerning the distribution of future residential development by dwelling type. The study analyzes the financial implications at the local government level of 4 types of residential development - single detatched, semi-detached, townhouses, and apartments.

The cost anlaysis in this study concentrates exclusively on education expenditures since it is the largest single item, accounting for over half of all costs financed by the property tax. Reasons for the restrictions are well documented.

A useful outline of other local costs that are wholly or partly met by property taxes are listed and discussed, as well as factors, other than just financial considerations, which must be kept in mind when assessing residential development proposals.

The report also provides an overview of other studies related to this question.

The basic concepts, assumptions, procedures and results of this study would be very useful as a reference, especially to communities just beginning to receive an influx of apartment and multiple family development.

TITLE: Choices for Development, Regional Official Plan Technical Paper #5

AUTHOR: IBI Group and Peat, Marwick, and Partners for the Region of York #19

FORMAT: Soft Cover, 24 pages plus 9 maps, July 1975

CONTENT: A discussion paper which presents a number of development policy alternatives available to the Region over the next 25 years. The paper identifies:

a) The spatial implications of the development policies; and

b) The factors that should be considered in identifying the most appropriate combination of development policies for the Region.

The paper establishes the framework to be used in carrying out an extensive future technical evaluation of the advantages and disadvantages of each alternative open to the Region.

In Section II, the nine development policy alternatives which were selected in the previous technical paper, "Limits of Urban Growth"* are described in terms of their significant features. The principles for allocating this urban growth are also covered.

The nine policy alternatives are discussed in Section III in terms of the desirability and feasibility of achieving each. The implications of each policy are described as related to population growth rate, housing policies, employment policies, and rural development policies. The alternatives are combined to form three "policy packages", and the conditions in achieving each are identified. The packages are: low growth - 450,000, medium growth - 65,000, and high growth - 750,000 for the entire Region.

Finally, the policy evaluation process is briefly outlined for future reference. Each of the nine policy alternatives are also graphically represented and include local and Regional forecasted population and employment figures to the year 2000.

* Region of York Summary #20

TITLE: Limits of Urban Growth, Regional Official Plan Technical Paper #4

AUTHOR: IBI Group and Peat Marwick and Partners for the Region of York. #20

FORMAT: Soft Cover, 25 pages plus appendix, June 1975

CONTENT: A discussion paper to demonstrate that a number of choices for urban growth are emerging in York, and then to set feasible limits or bounds to these choices.

The paper presents a summary of the development issues in York for discussion, and an assessment of the possible and desirable outcome of these issues.

Limits of urban growth are also established, and involves identifying possible ranges of population and employment growth, areas which have major open space significance, areas of relative ease or difficulty for providing hard services, problems and potentials for providing transportation services, and finally areas restricted by provincial land use zoning controls. These discussions result in the identification of the likely range of urban growth for the Region and an envelope within which the major urban growth is to be confined.

A preliminary framework for systematically considering the implications of the choices for growth is included. This evaluation criteria will be used to ultimately select a preferred development pattern.

The selection of approximately nine to ten development alternatives for detailed analysis is briefly described in the last section. This selection process is intended as the next phase of the Official Plan preparation process.

TITLE: York Region Review, Volume 1, Number 1, June 1973

AUTHOR: The Region of York. #21

FORMAT: Newsletter, 8 pages, June 1973

CONTENT: A public participation newsletter which discusses important regional issues to the year 2000. It was intended to inform the residents of the Region of the issues that were being examined by Regional Council and Planning Department in 1973.

Since the discussions were directed at the layman, the text is presented in a simplistic and direct manner. Issues under discussion include:

1) How the Regional Planning Process works;

2) Provincial Planning Policies;

3) The York Region and Local Governments;

4) What is a Regional Official Plan;

5) Preliminary Goals and Objectives.

The newsletter concludes with a detailed questionnaire which provided the readers with an opportunity to express their opinions on the various aspects of the planning issues which were discussed.

TITLE: Citizen Participation Program: Preparation of the Regional Official Plan

AUTHOR: Region of York Planning Department; Mr. A. J. Rettie and Mr. A. S. M. Pound #22

FORMAT: Loose Leaf, 21 pages including tables and charts, June 1974

CONTENT: This report briefly reviews the major functions that citizen participation could fulfill in the preparation of the Official Plan, and sets out a suggested format for the program as a whole, based on an explicit recognition of the purpose of the program.

Section 2 presents the participation program as a whole, including a review of the draft Plan to be carried out in 1975-76. The purpose and general outline of the program is explained. The review of the draft Plan provides the overall context within which to consider the 1974 program in more detail.

Section 3 discusses in detail Phase I of the suggested participation program, which was scheduled to largely take place in 1974. The general organization and resources required for the Phase I elements are explained. These elements include an information trailer, public meetings, planning workshops and media presentations.

TITLE: Financial Impact of Short-Term Housing Action Programs

AUTHOR: Stevenson and Kellogg Ltd., Management Consultants, for the Region of York Planning Department #23

FORMAT: Soft Cover, 63 pages and tables, January 1975

CONTENT: An assessment of the financial impact of OHAP developments on the operations of the major administrative units in the region. These are the nine area municipalities, two boards of education and the regional government. Projections of the operations of these twelve York Region administrative units were prepared. They include development in York Region, excluding OHAP programs and developments in York Region that include the two existing OHAP developments, Pine Valley Village and Milliken Mills.

The financial projections include estimates of current revenues and expenditures, capital expenditures and sources of capital financing and education revenues and expenditures (both current and capital). The estimates are prepared for each of the twelve administrative units. Estimates of the financial operating projections are prepared through the construction life of the developments, from 1976 to 1981.

The financial projections are based on numerous assumptions about current and future events. They are, therefore, subject to variations that may arise as future developments actually occur. The variations, however, will be within normally acceptable statistical limits.

The first major section of the report presents a summary of results and discussions of the major assumptions pertaining to the overall financial results. The second chapter describes the two existing OHAP developments. The third chapter describes the analysis performed to develop the financial projections. The last section describes the results of the financial projections and the development of the impact of OHAP developments.

NOTE: Detailed financial projections were presented under separate cover.

D.M. of MUSKOKA

TITLE: Official Plan for the Muskoka Planning Area - Working Draft

AUTHOR: Muskoka, District Municipality of, #1

FORMAT: Softcover, 153 pages plus tables, appendicies, and schedules, June 1975

COMMENT:

The document was prepared to form the basis for public participation in the District Official Plan. A subsequent version is to be prepared for approval by the Planning and Development Committee and District Council prior to submission to the Minister of Housing.

The plan outlines the responsibilities of the two-tired form of local government. Secondary plan preparation rests with each municipality under the more broadly based regional guidelines. The District planning scale report emphasizes a set of policy criteria related to growth - physical (environmental), economic, and social. These are discussed under the following headings:

- growth guidelines
- structure of growth
- resource management and development
- transportation, utilities, services
- social services and community facilities

TITLE: Official Plan for the Muskoka Planning Area - Draft

AUTHOR: District Municipality of Muskoka Planning Department. #2

FORMAT: Newspaper Supplement, 20 pages including tables and maps, June 1976.

CONTENT: This document is a revised version of the Official Plan Working Draft. It was released to interested residents and organizations, the Area Municipalities and the Province in order to receive further views on the Plan before final submission to the Minister of Housing.

The following components of the Plan are presented:

1) Basis of the Plan;
2) Goals;
3) Growth Policies;
4) Development Policies;
5) Environmental Policies;
6) Transportation and Utility Policies;
7) Social Services and Community Facilities Policies;
8) Plan Implementation.

C. of BRANT

TITLE: Amendment to Establish a Policy for the Town of Paris Respecting the Maintenance of Properties

AUTHOR: Town of Paris Planning Board, (County of Brant) #1

FORMAT: Loose Leaf, 3 pages

CONTENT: The paper presents an Official Plan amendment to establish a maintenance and occupancy By-law for the Town of Paris.

The need for the Amendment was based on the results of a detailed site inspection of the Town which determined the condition of all buildings and properties. The criteria and key results of the inspection are included in the paper, while more detailed results are found in a separate Schedule.

The principles and policies governing the Amendment are outlined, along with the various implementation techniques for By-law administration and enforcement.

The various areas of property maintenance and occupancy covered by the proposed By-law are listed, but appropriate standards await the preparation of the By-law.

TITLE Report of the Agricultural Committee

AUTHOR Brant Planning Board #2

FORMAT 6 pages plus maps and 7 appendixes, July 1974

CONTENT This report proposes numerous goals, objectives and policies for the development of rural lands in the Brant planning area. These recommendations are based on information pertaining to rural land use in Brant County, which was gathered by the Committee.

The objectives, pursuant to the goals produced by the report, were derived by considering:

1) the present state of planning and land division in Brant.
2) present and future agriculture in Brant;
3) recreation and conservation in rural Brant.
4) forestry and wildlife management in Brant.

Consequently, the explanations for each formulated objective (13) are found in the appendix of the report, which contains detailed information on the following broad topics as related to Brant County:

1) Rural Planning Policies
2) Agriculture
3) Conservation
4) Forest and Wildlife
5) Forest Properties
6) Suitability Rating for Wildlife
7) Agriculture in Brant County - 1973

Finally, policy recommendations are produced for the following subject areas:

1) Policies for Agricultural Lands;
2) Rural - Residential Development Policies;
3) Open Space, Hazard Lands, Conservation and Natural Resources Policies.

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The policy recommendations, along with the capability/suitability rating systems used in this report, could be applied to similar rural issues in other areas of Southern Ontario which, like Brant County, are recently experiencing growth pressures of accommodating such growth in a previously rural setting.

TITLE: Estate Lot Policies - South Dumfries

AUTHOR: MacNaughton Planning Consultant Ltd. for the Township of South Dumfries (County of Brant) #3

FORMAT: Soft Cover, 25 pages, December 1974

CONTENT: This report, adopted by Planning Board on December 11, 1974, outlines a method for evaluating estate lot proposals in South Dumfries. The Official Plan recognizes estate lots (country residences) as a permitted use but does not designate areas for this use.

It is not the intent of this report to suggest specific properties which should be designated for estate lot subdivision or severance. The responsibility of site designation and interpretation rests with the applicant and the Township.

The basis for establishing an estate lot policy is outlined, along with numerous factors to be considered in an application for country residence developments. In addition, the following aspects of estate lot development are discussed:

1. Priorities in Evaluating Estate Lot Development;
2. Scale of Development;
3. Implementation;
4. Use of Rating System for Estate Development;
5. Development Criteria for Evaluating Estate Lot Proposals.

The discussion on development criteria describes three methods of evaluating estate lot proposals; the factor evaluation approach, the tri-value rating system, and the two-value rating system.

TITLE: Official Plan Amendment No. 4 - Maintenance of Property

AUTHOR: Town of Paris Planning Board (County of Brant) #4

FORMAT: Soft Cover, 5 pages plus map, April 1975

CONTENT: An Official Plan amendment by-law of the Town of Paris, consisting of an explanatory text and Schedule "A". The by-law deals with a maintenance and occupancy policy for all properties in the Town.

As previously described in Brant County Guide Summary No. 1, this amendment established the purpose, basis, principles and policy, and implementation of the Maintenance and Occupancy Standards By-law. In addition, Schedule "A" presents, in map form, the results of the site inspection survey associated with the basis of this amendment. The map classifies the condition of all buildings and properties in the Town as related to the classification criteria presented in the explanatory text.

C. of VICTORIA

TITLE: Work Program, County of Victoria Official Plan

AUTHOR: Victoria, County Planning Department #1

FORMAT: 40 pages, plus graphs, December 1975

CONTENT:

The work program is a research proposal outlining the proposed planning process. The various work elements are described step-by-step with responsibilities for supporting agencies and/or department staff stated. A progress chart is included.

Discussed are three broadly based elements: rural development (e.g., the merit of general position policy papers on matters such as lake development, development forecasts), the economic base, and the physical base. Attention is also directed to:

- community facilities and public utilities
- education
- housing
- land use
- population and history
- transportation
- the plan structure
    - base maps
    - public information program

TITLE: Interim Land Severance Policy

AUTHOR: County of Victoria Planning Department #2

FORMAT: Loose Leaf, 28 pages plus appendices, December 1975

CONTENT: The policies contained in this paper will guide further decisions of the County of Victoria Land Division Committee where Official Plans have not been approved by the Minister. The policies have been formulated in accordance with the "Guidelines for the Preparation of an Interim Land Severance Policy"* as submitted by the Province.

Because the policies are "interim", they are not as comprehensive as would be expected in an Official Plan and in some instances they may not be as flexible. In many instances, these policies are quite similar to those which have previously been adopted by the County Land Division Committee.

It is, however, important to note that the policies are "interim" and will be replaced by the County Official Plan. It should also be pointed out that as the planning programme proceeds, more information will be available to assist the Land Division Committee, such as mapping of existing land use, hazard lands and resource materials, as well as a vacant lot inventory, etc.

A reasonably small and selective inventory is initially supplied. It contains descriptions and tables which are most relevant to the development of interim consent policies. Included is an inventory of 1974 consent activity by municipality (township and village) and setting (rural, urban, shoreline, agricultural, etc.), along with resource and land use information.

Definitions are furnished for the purposes of the policies. Following this, general interim policies (goals) and more specific policies (guidelines) are provided.

* Statement to the Legislature by the Honourable Donald R. Irvine, Minister of Housing, concerning an Interim Land Severance Policy and the Time Factor in Subdivision Applications; May 15, 1975. Submitted to Secretary-Treasurers of Land Division Committees, County and Regional Clerks.

BRAMPTON

TITLE: Urban Development Concept - Report 2: Financial and Environmental Impact Study of Urban Growth

AUTHOR: Urwick, Currie and Partners Ltd. and Underwood McLellan and Associates Ltd. for the City of Brampton #1

FORMAT: Bound Soft Cover, 15 pages plus 5 appendices, January 1975

CONTENT: This report describes an Urban Development Concept for the City of Brampton. These concepts provide the basis for assessing future standards, servicing requirements, and their impacts.

The City's current development situation is initially outlined in terms of the extent of designated urban areas. Current population distribution in the City is also indicated. Recent residential development applications for subdivision, site plan and rezonings in the main urban areas are summarized in accompaning exhibits, along with related potential populations.

Planning goals and objectives that should be aimed for in developing an extended urban structure in Brampton are described in detail. These descriptions are presented under the headings of social well-being, environment, municipal services, economic base, administration and implementation.

The discussion of the actual Urban Development Concept is divided into three separate areas of consideration; general development factors and constraints, population projections, and urban expansion areas. Five urban expansion areas are defined within the Urban Development Area. These areas are briefly described in terms of proposed land use, residential densities, employment, and transportation improvements and impacts.

TITLE: Site Plan Contents Manual - Report 3: Financial and Environmental Impact Study of Urban Growth

AUTHOR: Urwick, Currie and Partners Ltd., and Underwood McLellan and Associates Ltd. for the City of Brampton #2

FORMAT: Bound Soft Cover, 6 pages, plus exhibit map, May 1975

CONTENT: A reference manual providing applicants for development in the City with guidance as to what a Site Plan submission should contain, so that there is sufficient information for City staff and Council to properly process this type of application.

These Site Plan procedures and submissions will apply to all types of land-use development proposals. The contents of a Site Plan, as presented in this paper, will aid in the determination of the physical layout of the site and its ultimate relationship to adjoining areas. The manual will apply where normal subdivision and rezoning procedures are considered insufficient to produce the optimum form and control of development.

The manual describes what existing and proposed data must be included in a Site Plan. In less detail, the contents of a Survey Plan are also outlined, as well as similar requirements of other types of plans; landscape plans, drainage and grading plans, perspective plans, floor plans and shadow plans.

TITLE: Industrial Study Area - Report 4: Financial and Environmental Impact Study of Urban Growth

AUTHOR: Urwick Currie and Partners Ltd. and Underwood McLellan and Associates Ltd. for the City of Brampton #3

FORMAT: Bound Soft Cover, 15 pages plus maps and 4 appendices, May 1975

CONTENT: This descriptive report deals with development of two potential industrial areas of the City, as identified in the Terms of Reference of the Urban Development Concept report. One area comprises 2900 acres, while the other in approximately 600 acres.

The areas constitute an important part of the residential and employment area structure of the proposed Urban Development Concept. The report describes the industrial potential of the sites for light manufacturing and ancillary non-industrial uses. It also provides a basis for the City to make application for Official Plan Amendments to the Ministry of Housing. Site plan controls through by-laws, necessary to maintain the compatibility of industrial uses between the industrial occupant and surrounding land uses, are suggested in Appendix I.

Following a brief review of the existing industrial situation in the City, the sites are separately described in terms of the following development factors:

1. Location;
2. Proposed Occupants;
3. Parkway Belt Considerations;
4. Environmental Considerations;
5. Engineering Servicing;
6. Transportation.

The land use controls presented in Appendix I describe the regulation of the following land use and performance aspects:

1. Types of Operations Permitted;
2. Site Size;
3. Site Coverage;
4. Building Line Setback;

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5. Parking and Loading Areas;
6. Outside Storage;
7. Landscaping;
8. Building Construction and Design;
9. Sign Control;
10. Building in Noise Sensitivity Zones;
11. Conservation Areas;
12. Other Provisions.

TITLE: Heart Lake Study Area - Report 5: Financial and Environmental Impact Study of Urban Growth

AUTHOR: Urwick, Currie and Partners Ltd. and Underwood McLellan Associates Ltd. for the City of Brampton #4

FORMAT: Bound Soft Cover, 10 pages plus map, May 1975

CONTENT: This study deals with the evaluation of an area of approximately 1500 acres located north of the old Town of Brampton. The study area is part of the original area proposed for development in Amendment No. 52 of the Township of Chinguacousy Official Plan.

The purpose of the study is to examine future uses of this predominantly rural land, applicable development standards and the location of main roads adjacent to No. 10 Sideroad between the approved Heart Lake Community and the approved residential areas north of the old Town of Brampton.

Following a brief description of the existing situation, land use proposals and planning factors for the study area are examined under the following headings:

1. Existing Land Use;
2. Industrial Land Use;
3. Residential Land Use;
4. Pits and Quarries;
5. Highway - Commercial Uses;
6. Open Space;
7. Transportation;
8. Engineering Services.

TITLE: Housing Research Evaluation - Report 6: Financial and Environmental Impact Study of Urban Growth

AUTHOR: Urwick, Currie and Partners Ltd. and Underwood McLellan and Associates Ltd. for the City of Brampton #5

FORMAT: Bound Soft Cover, 10 pages plus 4 appendices (35 pages), May 1976

CONTENT: The basic purpose of the report is to present a review of previous housing research for use by the City staff in reviewing future housing development. It does not recommend what kind of housing should be planned for the new development areas of Brampton.

The main text of the report describes some of the key or contemporary considerations in planning for housing development. These considerations include:

1. Relation of Building to Site;
2. Relation of Building to Buildings on and off site;
3. Space Between Buildings;
4. Storage of Cars;
5. On-site Traffic;
6. Utilities.

In addition of these consideration factors, brief descriptions are included regarding present zoning land use practices, the development unit concept, the clustering concept, condominium ownership and preservation of older residential districts.

The appendices present an annotated bibliography and references on housing abstracts, texts, and other documents. The annotated bibliographies consist of housing documents dealing with Social Considerations, Design, and Medium and High Density. A general bibliography on housing is also included.

TITLE: Rural Land Use Survey - Report 7: Financial and Environmental Impact Study of Urban Growth

AUTHOR: Urwick, Currie and Partners Ltd. and Underwood McLellan and Associates Ltd. for the City of Brampton. #6

FORMAT: Bound Soft Cover, 5 pages, May 1975

CONTENT: A brief report which describes the interpretation and classification techniques used in the City's rural land use survey. The survey establishes the condition and use of rural lands within the City's boundaries as a basis of future urban development and control policies.

Although the survey interpretation is presented on overlays and individual mosaic sheets not included in this report, the land use classification coding technique is outlined. The classification code involves specific code references for both structural type and land use activity.

NOTE: Although survey interpretation is not included, the text may be of considerable comparative and reference value in the design of similar rural classification codes.

TITLE: Financial Policies for Future Growth and Development of the City - Report 8: Financial and Environmental Impact Study of Urban Growth

AUTHOR: Urwick, Currie and Partners Ltd. and Underwood McLellan and Associates Ltd. for the City of Brampton #7

FORMAT: Bound Soft Cover, 34 pages plus 8 appendices (99 pages), May 1975

CONTENT: This report summarizes findings and recommendations gained from the seven previous reports in the series, outlines a financial mandate and objectives for the City, and provides a summarization of the expected impact of selected development scenarios. The findings and policy recommendations in the report are based on data gathered from records of the pre-existing municipalities which now form the City of Brampton, as well as current City information and data from other levels of government.

The first major report discussion involves the financial impact of development alternatives, concentrating on the areas of Revenue Funding and Capital Funding. The major factors influencing mill rate levels are explained and the financial effects of various growth and development scenarios for the City are presented. The impact of the growth scenarios on separate and public educational costs, related taxpayer assessments and student populations are examined and compared to other area municipalities in Peel Region. This discussion concludes with a presentation of factors which contribute to the cost impact that Brampton has on the regional system.

The next discussion deals with the capital needs of higher growth in Brampton. This includes statements on general municipal debt, and indicates a need to finance a number of soft services based on number of new residences or increase in population. The remainder of the section outlines the projection of capital needs and a viable level of financing requirements in some detail.

The impact of major urban residential growth for Brampton in the short and long term is related to a number of economic and non-economic considerations. These effects are reviewed in detail.

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The majority of the report deals with the supporting appendices. Appendix I describes the alternative development scenarios in detail. Appendix II describes the financial planning assumptions adopted for the local and regional costs while Appendix III deals with educational costs. Detailed financial projections for alternative development scenarios are presented in Appendix IV. Appendix V provides a detailed analysis of the capital needs for hard services, and the projected needs for soft services, and development levies are detailed in Appendix VI. Appendix VII presents an analysis of the general municipal debt capacity of the City in relation to other similar municipalities in Ontario. An overview study evaluating the immediate impact of growth within the Urban Development Concept in order to identify overall transportation requirements is described in Appendix VIII.

TITLE: Information Report

AUTHOR: City of Brampton Planning Department #9

FORMAT: Loose Leaf, 279 pages, including maps, tables, and charts, 1975.

CONTENT: This report presents as much general information as possible on the new City of Brampton. It was produced in response to many inquiries on the City made to the planning office by students, teachers, other City departments and the general public. The report form is textual, with related assessment, census and vital statistical data presented in statistical charts, maps and references to applicable book material.

The subjects covered in the report are:

1. History;
2. Location and Extent;
3. Local Government;
4. Planning - Regional and Local
5. Population;
6. Land Use - General;
7. Agriculture;
8. Residential;
9. Commercial;
10. Industrial;
11. Parks and Recreation;
12. Transportation;
13. Parkway Belt and Hydro Proposal;
14. Education;
15. Water Resource.

BRANTFORD

TITLE: Methods of Reducing the Cost of Single Family Homes

AUTHOR: City of Brantford Planning Department #1

FORMAT: Loose Leaf, 10 pages, March 1973

CONTENT: The purpose of this staff report is to present some background material and staff comments regarding the various methods of reducing the cost of developing single-family homes. A number of alternatives for reducing costs are discussed, involving reductions in the current standards for homes and for levels of services.

The report presents five component areas of expenditure in the process of home development, and examines a number of variations within each component which may reduce ultimate costs. The component areas are:

1. the provision of land;
2. the provision of public services;
3. the selection of housing design;
4. the form of construction of the selected home;
5. municipal regulatory by-laws.

The report concludes with a review of two fundamental alterations which were made to the City of Kitchener regulations and homebuilding controls for the purpose of reducing single-family housing prices. The degree of success in the Kitchener experience is also included in this review.

September 1973

TITLE Pros and Cons of Reversed Frontage

AUTHOR Brantford (City of) #2

FORMAT September 1973, 6 pages, memorandum

CONTENT A brief review of the advantages and disadvantages of the reversed frontage principle, with special reference to its relationship to single-family lots.

The following items are discussed:

1) the one foot reserve
2) function of aterial streets
3) advantages of the reversed principle
4) objections to principle
5) the Fairview Drive Devlopment and its relation to the report

TITLE: Neighbourhood Improvement Program - North Ward - Neighbourhood Questionnaire Analysis

AUTHOR: North Ward N.I.P. Citizens' Advisory Committee and the City of Brantford Planning Department #3

FORMAT: Soft Cover, 30 pages including appendices, plus questionnaire and map January 1975

CONTENT: A report presenting and analysing the results of a neighbourhood questionnaire distributed in a Neighbourhood Improvement area of the City. The questionnaire was based upon the thoughts, attitudes, desires and concerns of the N.I.P. Citizen Advisory Committee in the area, and distributed in order to provide a larger consensus of considerations. Therefore, the questionnaire was devised to test the Committee's assumptions.

The questionnaire is analysed in terms of:

1. the profile of the respondents;
2. attitudes on various traffic factors;
3. problems or annoyance factors of a number of general neighbourhood components;
4. the perceived need for some sort of additional open space.

The majority of the report presents, in appendix form, the tabulated statistical results of the questionnaire. Response compilations and percentages are calculated for each question, correlations between various questions are prepared, and a generalized grouping of comments elicited by the questionnaire is produced, along with the original questionnaire.

TITLE: Legal Notice - Official Plan Amendment No. 27, City of Brantford and Official Plan Amendment No. 2, Township of Brantford

AUTHOR: City of Brantford Planning Board #4

FORMAT: Newspaper Section, May 1975 (The Brantford Expositor)

CONTENT: A legal notice of an amendment to the Official Plan of the City and the Township of Brantford Planning Area. The purpose of the amendment was to incorporate into the existing Official Plans appropriate Secondary Plan policies applying to part of an area which was annexed into the City from the Township in 1974. The amendment establishes appropriate general land-use policies to guide development of a proposed residential community and adjacent industrial area, together known as the North-East Community Development Area.

Part I of the amendment outlines the Primary Goals for all land uses proposed for the area. The second part, the Secondary Plan, sets out development objectives and detailed land-use proposals for development of the Development Area, within the context of the Part I goals. Part III describes the interpretation and implementation aspects of the amendment.

This legal notice was published as a public service in a local Brantford newspaper.

TITLE: Phase II Housing Policy Study - Draft Study Outline

AUTHOR: City of Brantford Planning Department #5

FORMAT: Loose Leaf, 6 page memorandum

CONTENT: A draft study outline prepared for the purpose of directing staff in the stages and methods of analysing the local housing market and housing problems, as part of the City's Housing Policy Study. The study outline explains the purpose of the various stages in the background analysis, and where and how data is to be collected, assimilated and inter-related into the overall housing study. Four stages of analysis are outlined:

Stage II - Data Collection

Stage III - Data Analysis and Identification of Problems and Possible Causes

Stage IV - Identification of Alleviation Measures

Stage V - Selection of Housing Policy Programmes; Long-Term Goals and Short-Term Targets; Establishment of an Administrative Structure.

TITLE: Neighbourhood Improvement Programme - Citizen Committee Report

AUTHOR: City of Brantford Planning Department #6

FORMAT: Loose Leaf, 10 pages, May 1975

CONTENT: A staff report based on a number of Citizen Committee recommendations regarding a redevelopment plan for a specific Neighbourhood Improvement Programme area of the City.

The first section of the report presents brief notes on rationale as related to a number of redevelopment components in the NIP area. These components are:

1. Zoning;
2. Truck Route;
3. Traffic Signs and Signals;
4. Tree Planting;
5. Road Improvement;
6. Multi-Family Zone;
7. Crosswalks.

Following these outlines, the report concentrates on park needs and alternatives in the NIP area under study. This more detailed examination offers discussions on the need for a neighbourhood park in the area, and the location and size of such a park. Two parksite alternatives are analysed and compared in terms of size, acquisition costs, number of necessary relocations, existing land use on the site and user convenience.

TITLE: Land Use and Brantford Airport

AUTHOR: City of Brantford Planning Department #7

FORMAT: Loose Leaf Staff Report, 5 pages plus 4 schedules (13 pages including tables and diagrams)

CONTENT: The purpose of this planning study is to examine the nature of restraints which continued urban growth will have upon the future development of Brantford Airport and, conversely, the restraints which the continued expansion of the Airport will have upon the Brantford area's potential for urban growth in terms of allocation of suitable land-use types.

Following a brief description of the existing airport, its services and future potentials, the probable effects of various land use types on airport operations are outlined. These land use effects deal primarily with public reaction to airport operations. Also considered are the physical effects of various adjacent land uses on airport operations. The following sources of reaction and effect are examined:

1. Noise Level Influences;
2. Bird Hazards;
3. Navigation Aid and Telecommunications;
4. Radar;
5. Instrument Landing System.

A number of Schedules are included which offer distance and compatibility standards for distribution of adjacent land uses and building locations in order that the airport should not be operationally constrained by inappropriate forms of development. The Schedules provide notes and illustrations on the following standards:

1. Distances for Approximate NEF Contours;
2. Land Use Types and Aircraft Noise Considerations;
3. Land Use and Potential Bird Hazards;
4. Typical ILS System Site Configurations.

TITLE: Notes Outlining Basis for Population Projection and Distribution in Brantford and Adjacent Urban Area

AUTHOR: City of Brantford Planning Department #8

FORMAT: Loose Leaf, 32 pages and tables, plus appendices and maps, November 1974

CONTENT: This report provides an update of Planning Staff forecasts of population distribution made in 1971 and 1973. The revisions were intended for use in developing a municipal housing policy statement and an open space policy, designed for the purpose of securing "open space imposts" on developments which are made by means of Registered Plans, Committee of Adjustment consents and Official Plan and Rezoning approvals.

The previous studies in 1971 and 1973 were designed to estimate the ultimate population capacity of the City and its likely distribution by the year 1991. These estimates were based on a number of assumptions and criteria. For various reasons, which are outlined in this report, the basis for those assumptions had altered.

A total of 12 new assumptions and reasons for population changes are covered in the report. Within the context of these qualifications, each Planning District is examined by reference to current (1974) Ward and Ward Subdivision population enumeration, and in context with announced residential development. From these analyses, probable future population capacity and potential for accommodating residential development at an ultimate capacity level is ascertained for 1974 and 1991.

Less accurate forecasts are also made relating to populations in institution-type accommodations. In addition, brief consideration is made to the potential population and the implicit prospects for future development of some portions of the Township of Brantford.

TITLE Brantford Housing Policy - Phase 1 - Statement of Municipal Housing Policy

AUTHOR Brantford (City of) #9

FORMAT 29 pages and appendices February 1975

CONTENT Phase 1 (of the 2-phase approach outlined by the Ministry of Housing) outlining the Municipality's general housing aims.

The municipality considers the subject matter dealt with in sufficient depth to:

1) enable the Corporation to obtain the necessary authorization to "convert" land presently owned by the Corporation, although acquired for other purposes, into land for future residential development.

2) provide a basis for the development of a phase 2 policy statement, and form on application funding by the Government of the Province of Ontario under the Housing Incentive Study Grant programme, and

3) enable the Corporation to utilize a full range of available housing programs of Senior Governments

Material covered includes:

1) interim housing goals and objectives
2) survey analysis, projections and forecasts:

   a) population
   b) housing stock
   c) vacancy rates for residential
   d) housing supply and demand
   e) cost of housing for single family home ownership
   f) public housing
   g) neighbourhood improvement

3) availability of land and potential residential development
4) municipal land assembly (The Tom Street Project)

TITLE Purpose and Need for Set-Backs and Yards

AUTHOR Brantford (City of) #10

FORMAT June 1974 16 pages

CONTENT Briefly reviews the Municipal objective of requiring, by zoning bylaws, that buildings be set-back from property boundaries in order to provide yard space.

The following areas are covered:

1) historical background
2) typical uses of and dimensions of yards
    a) residential
    b) industrial
    c) commercial
    d) institutional
3) conclusions are developed for each of the above land uses

NOTE This is a complete document that first examines the philosophy of setbacks then develops criteria for standards, although no exact figures are laid out.

TITLE: Potential Areas - Neighbourhood Improvement Program 1975

AUTHOR: City of Brantford Planning Department #16

FORMAT: Loose Leaf, 7 pages including tables, October 1974

CONTENT: A concise inventory and analysis of six sub-areas of the City which were being considered for 1975 Neighbourhood Improvement Program funding. The study initially describes the boundaries and existing situation of each of these areas. The original six were then reduced to two areas after initial studies were completed.

The four deferred areas are briefly examined and reasons for deferrment are offered. The remaining two areas which appeared to be conductive to the execution of a NIP project are analysed under the following areas of examination:

1. Existing Residential Development;
2. Need for Rehabilitation;
3. Lack of Amenities and Facilities;
4. Neighbourhood Stability;
5. Need for Rehabilitation of Physical Elements;
6. Assessment of Residents Desirous of Entering Program;
7. Income Levels.

TITLE: Neighbourhood Improvement Program - General Presentation

AUTHOR: City of Brantford Planning Department #17

FORMAT: Loose Leaf, 6 pages, July 1974

CONTENT: A preliminary report containing general data and information to demonstrate the Neighbourhood Improvement Program eligibility criteria of two potential Brantford improvement areas.

According to the objectives of the Program, site selection time should be minimal. Therefore, the City has presented these potential areas for NIP implementation because they exhibit feasibility for program execution at the initial stage.

The report begins by outlining the criteria which must be satisfied in order for a specific area to qualify for funding. Following this, and based on available data, a comprehensive examination of eligibility requirements is offered for each of the two potential improvement areas.

NOTE: The first potential NIP area under discussion is the central City area (the downtown and residential area north of it) and an area adjacent to a CN Rail line.

TITLE: Evaluation of Downtown Pedestrian Mall

AUTHOR: City of Brantford Planning Department #18

FORMAT: Loose Leaf, 19 pages and tables, November 1974

CONTENT: An evaluation analysis of a temporary pedestrian mall which was developed within a section of a major downtown Brantford commercial arterial, and open from June to September in 1974. The basic purpose of this report was to outline the results of a Mall evaluation survey in which both merchants and residents were given an opportunity to express their views on the mall experiment.

Using various survey methods, random samples and fixed questionnaires were offered to merchants and organizations in close proximity to the Mall, and to general households. The bulk of the report provides the results of these surveys as they relate to the operation, acceptance and user opinion of the Mall.

It is interesting to note a number of survey results:

1. the response levels were very poor;
2. considerable business and service/commercial organizations were either indifferent or opposed to the Mall operation;
3. surveyed residents offered considerable objection to traffic rerouting and the loss of on-street parking;
4. three-quarters of the households surveyed indicated that the CBD held little attraction to them under normal circumstances;
5. only small support for continuance of the Mall was offered.

CAMBRIDGE

TITLE: Planning Community 1: Community Plan Program

AUTHOR: City of Cambridge Planning Department #1

FORMAT: Bound Soft Cover, 24 pages plus maps, April 1975

CONTENT: This Community Plan, the first in a series of five such plans is an elaboration of Official Plan Policy Statements. It includes the latest information on transportation, housing, servicing, and technological change as applied to Planning Community No. 1.

Initially, the Plan offers a number of introductory statements regarding the concept, programming, policy, and objectives of Community Plans for the City. The remaining sections contain the actual draft Community Plan for the first area.

Following the format assigned to all Community Plans, the report has five parts:

1. Introduction, Location and Description;
2. Planning Criteria;
3. Community Objectives;
4. Community Plan Concept;
5. Appendix

The first part locates and briefly describes Planning Community No. 1. The Planning Criteria section contains basic considerations that were previously made in the Official Plan, and which have important ramifications for the Community. The third part, Community Objectives, offers the basic goals and policy statements for the Community. These objectives have been formulated from the general goals of the Cambridge Official Plan, and cover the major areas of urban consideration. The Concept part describes and illustrates the Community Plan and more specific Planning Unit Policy Statements. Finally, the Appendix contains the relevant background information that was needed to develop the Community Plan Concept. For example, the most up-to-date traffic studies, population analyses and school enrollments for the Community are found in the Appendix.

NOTE: Planning Community No. 1 encompasses the former Town of Hespeler.

TITLE: Secondary Plan for the Hespeler Road Area

AUTHOR: City of Cambridge Planning Department #2

FORMAT: Loose Leaf, 13 pages plus 1 map, May 1975

CONTENT: This Secondary Plan recognizes both the importance of the Hespeler Road Commercial Strip area in the City's commercial structure and the problems associated with parts of the area. The objective of the Plan is to deal with the future development of the area in a positive manner in order to encourage development that will avoid similar problems in newer areas.

The majority of the problems described in the Plan result more from poor traffic circulation and visual appearance than from the types of land uses themselves. The emphasis of the Plan is therefore on commercial strip site planning and traffic planning standards and not on predesignating future land uses. Generally, the land uses permitted by the area's existing zoning are not changed by this Plan. The development standards applied to new development are improved in order to upgrade the functioning and appearance of the area's future development.

TITLE Core Areas Secondary Plan, Phase I: Project Design

AUTHOR City of Cambridge Planning Department #3

FORMAT Bound Soft Cover, 19 pages, June 1975

CONTENT The first in a series of three Core Areas Secondary Plan program reports. The Core Areas Secondary Plan is based on the general objectives and the policies of the Cambridge Official Plan. It deals specifically with the City's Core Areas; the former Galt Downtown (City Commercial Core), the former Hespeler Downtown (Community Commercial Core I) and the former Preston Downtown (Community Commercial Core II). It is intended to recognize and refine the basic policies of the Official Plan respecting the Core Areas, investigate their existing situations and problems, and establish policies and action programs for their future economic and physical development.

This report covers Phase I of the Core Areas Secondary Plan; the Project Design. It is based on a review of all information relevant to studying and planning the Core Areas, as well as the attitudes and opinions of private and public agencies and ways and means of implementation.

The Project Design expands on the basic policies of the Official Plan for the Core Areas, describes the need, public benefits and features of Core Area rejuvination, and defines the objectives and means of implementation of the final plan.

The details of Phase II and III are also outlined in this report. The Phase II report, Core Areas Study,* involves an examination of economic conditions and physical and environmental situations of the three Core Areas, and a public attitudes survey related to the Core Area.

Phase III, Core Areas Secondary Plan, will summarize the findings of the Study Phase, and make recommendations and implementation strategies.

*Guide Summary - Cambridge No. 4

TITLE Core Areas Secondary Plan, Phase II: Core Areas Study

AUTHOR City of Cambridge Planning Department #4

FORMAT Bound Loose Leaf, 73 pages and tables, August, 1975

CONTENT The Core Areas Study is the second phase of the Core Areas Secondary Plan program. The Study identifies the existing advantages and problems of the three Core Areas (former Galt Downtown, former Hespler Downtown, and former Preston Downtown) in terms of their economic, physical and environmental situation.

The Study also reports the results of a survey of the attitudes of City residents and merchants toward the Core Areas. The survey was undertaken to obtain from residents an understanding of their present shopping habits and opinions of the three Core Areas. The Core Area merchants were surveyed to develop an appreciation of their view of Core Area problems, priorities for improvement, and the degree to which they would be willing to get actively involved in Core Area improvement schemes.

The study also specifies certain implicantions and preliminary conclusions revealed by the research and public attitude survey. Final conclusions are to be presented in Phase III - Core Areas Secondary Plan.

TITLE — The Eagle Hill Redevelopment Plan

AUTHOR — City of Cambridge Planning Department # 5

FORMAT — Soft Cover, 16 pages and appendix
September 1974.

CONTENT — The purpose of the Eagle Hill Redevelopment Plan is to devise general improvements to the Eagle Hill area urban environment through tri-level government and public involvement. The plan also sets out the schedule of improvements to be carried out, pursuant to section 22 (2) of the Planning Act, so that residents and landowners in the area have some direction and commitment from the municipality. The plan, showing the various improvement projects intended by the municipality, should provide the stimulus needed by residents and landowners in the redevelopment area to make their own commitments to their neighbourhood and its revitalization through the Residential Rehabilitation Assistance Program (R.R.A.P).

The redevelopment plan, divided into two phases for administration purposes, contains proposals aimed at substantially improving the physical environment and the quality of life in the area. These proposals and associated projects fall into the following categories:

1) Public Works

2) Parkland and Open Space

3) Government Sponsored Housing

4) Community Facilities

In addition to the background discussions, the plan also includes a detailed explanation of each individual proposal by category for each phase. Cost estimates are not included.

EAST YORK

TITLE — St. Clair - O'Connor Study

AUTHOR — Borough of East York Planning Department. #1

FORMAT — Soft Cover, 13 pages plus maps and diagrams. June 1974.

CONTENT — This mainly commercial descriptive analysis was originally requested by Council in an attempt to provide an acceptable alternative to certain St. Clair- O'Connor area policy statements which were included in the cognate community secondary plan, but were subsequently excluded from the plan by the O.M.B. While the area of concern is a precisely defined territory around the intersection of St. Clair East and O'Connor Drive, this study extends to a larger surrounding area which is not defined.

The study contents are analysed within the following framework:

1) Existing situation
   (i) Economic
   (ii) Physical

2) Problems

Following this rather brief but adequate investigation of the study area, a summary and suggestions are presented. The commercial situation is summarized as having suffered, in an apparent rather than a real sense, from the advent of the big shopping plazas and a progressive loss of on-street parking in the area.

The report also includes a useful collection of maps which illustrate the following physical and economic components of the study area and immediate vicinity:

1) Traffic Flow - St. Clair East and O'Connor Drive
2) Existing Commercial Land Use
3) Property Assessment - 1973
4) Property Tenure
5) Water Supply System
6) Storm Sewerage System
7) Sanitary Sewerage System
8) Telephone Cables
9) Gas Mains

TITLE — Official Plan of the Township of East York Planning Area - Amendment No. 12 (Secondary Plan for the Central Community)

AUTHOR — Borough of East York Planning Department #3

FORMAT — Loose Leaf, 60 pages and tables, plus maps, April 1974

CONTENT — This Official Plan amendment presents a Secondary Plan for the Central Community of the Borough. The purpose of the amendment is to comply with the Official Plan, which indicates that a "Secondary Plan" will be prepared for each"Community."

The main objective of the Plan is to preserve and protect the most desirable aspects of the area as well as alleviate certain problem conditions in the Community. An investigation is made of the physical, social and economic conditions in the Central Community. In doing so, the following factors are examined:

1) High Rise or High Density Residential Development;

2) Traffic - Local Streets;

3) Traffic - Arterial Streets;

4) Incompatibility of Public Buildings Surrounded by Housing;

5) Age of Development;

6) Lack of Public Open Space;

7) Ravines - Vulnerability and Access.

Part B of the study presents the Proposals, Implementation and Interpretation of the formal Secondary Plan.

The Appendices contain all relevant background studies relating to the Plan.

TITLE The Leaside Industrial Area Study 1973

AUTHOR East York (Borough of) #4

FORMAT 62 pages and appendices October 1973

CONTENT A report to determine whether the Leaside Industrial Area is still viable as an industrial park - if it is not, then what would be suitable alternative land uses - and if it is, then what municipal actions would be desirable to ensure its continuing vitality.

The consolidation into one cogent document various reports which concern directly, or indirectly, the Leaside Industrial Area, and to supplement further the data contained in these reports where necessary; to analyze the above material and draw conclusions; to make suggestions based on these conclusions as a basis for public discussion aimed at adopting a suitable programme and policy.

NOTE Summary of recommendations is as follows:

1) the Leaside Industrial Area should continue as an industrial and business community

2) business offices as a principal use should maybe be restricted possibly to the area north of Vanderhoof

3) unused and underused "back" lands should be opened up to more intensive use by:

a) installation of new and improved water and sewerage
b) construction of the Leslie Street Extension
c) zoning restrictions on open storage

4) internal road circulation should be improved by new road links, improvement of bends, and improved loading facilities where possible

5) amenities for workers should be improved

TITLE By-law No. 967 - Amendment of Restrictive Area Zoning By-law No. 6752 to provide for Control of Development

AUTHOR Borough of East York Planning Department. #5

FORMAT 3 page By-law, June 1974

CONTENT Following the provisions of Section 35 of the Planning Act, this by-law provides the Borough with the legislation needed for municipal control of provisions, maintenance and facilities as a condition of development or redevelopment of land or buildings.

The by-law, lists the various aspects of development and redevelopment which are covered by municipal development control.

ETOBICOKE

Title: Procedures For Public Hearing Notification In Higher Density Residential Developments

Author: Etobicoke Planning Department #1

Format: loose leaf, 4 pages, December, 1973

Content: The aim of the report is to examine what improvements can be made in present procedures to satisfy the objective of tenants in high density residential developments receiving notifications of public hearings. The basis for this concern is the recognition that more and more people are finding rental accommodation is no longer temporary and therefore have a legitimate claim to being invited to participate in the planning process.

The feasible alternatives included:

(1) extension of the current searching of assessment roles to record relevant addresses for subsequent mailing of notices;

(2) reliance on newspaper advertisements to reach residents of higher density developments; or,

(3) distribution of notices to residents in higher density developments through a central distributing point such as the post office, apartment building or townhouse project owners in the case of rental developments or property management offices and condominium corporation boards in the case of condoninium developments.

The third option was chosen with the central distributing point to be determined by the circumstances of a particular application, interim to operationalizing a computer programme for notification purposes.

TITLE — Development Control (Section 35a of The Planning Act) Implementing By-law and Procedure Memorandum.

AUTHOR — Borough of Etobicoke Planning Department. # 2.

FORMAT — Loose leaf memorandum, 5 pages. May 1974.

CONTENT — A report, requested by Council, to investigate certain procedures and consequences of enacting amendments to all zoning by-laws in order to impose development control throughout the Borough. In the first stage of implementation, the areas defined as exempt from such amending by-laws and development control would be "those single-family detached zones that do not abut a public park, valleyland, drainage corridor, industrial zone, railway line, expressway or the Eglington Transportation Corridor".

Through consultation with various involved borough departments, the report attempts to establish the following matters prior to preparation and enactment of such amending by-laws:

1) the specific definition, in words or plans suitable to zoning by-law usage, of the general intent contained in the recommendation for amendments to impose development control;

2) the volume and nature of the work load that will be created;

3) the appropriate procedures to ensure that applications can be given adequate study without introducing undue delay for applications of minor consequence.

TITLE: Apartment Inventory

AUTHOR: Etobicoke Planning Department #3

FORMAT: Loose Leaf, 9 pages plus tables, March 1975

CONTENT: A revised inventory of apartments based on the Planning Districts and Sub-Districts in Etobicoke. A statistical summary is offered, in text and tabulated form, of the number of apartment units by type.

For the purposes of this report, apartment types have been classified according to the operating agency. These agency classifications are: Conventional, Limited Dividend, O.H.C., Metro Housing Corporation and Condominium. In the study, an apartment building has been defined as a "single structure containing six or more dwelling units which was completed prior to April of 1974, and 50% occupied". Accordingly, townhouses and maisonettes are not included in this survey.

It should also be noted that a master list of apartment buildings is being kept by the Planning Department. This list classifies each building by planning sub-district, municipal address, year of completion, number of floors, number of units and tenure.

TITLE Implications of Recent Amendments to The Planning Act as contained in Bill 264 - The Planning Amendment Act, 1973.

AUTHOR Etobicoke Planning Department. #4

FORMAT Memorandum, 13 pages, April 1974

CONTENT A memorandum on the implications of Bill 264 in respect to the Borough's development control practices and procedures in 1974. It also presents recommendations to implement the expanded local municipal development control powers provided by Bill 264.

In respect of these policy changes there were two distinct areas of concern, each requiring specific attention. The memorandum deals initially with the implications of development control matters in general, and secondly with the specific implications of the amended provisions on the Borough's park dedication and parks levy program.

TITLE Recent Amendments to the Planning Act as contained in Bill 264 - The Planning Amendment Act, 1973. (A Review)

AUTHOR Etobicoke Planning Department. #5

FORMAT Memorandum, 5 pages, January 1974

CONTENT A memorandum briefly describing the changes introduced to the Planning Act by Bill 264. The paper outlines the contents of each section of the Bill, and provides accompanying comments and interpretation by the Etobicoke Director of Planning.

Title: Mixed Commercial-Residential Condominium Development

Author: Etobicoke Planning Department #6

Format: loose-leaf, 10 pages, plot plan, January 1975

Content: The proposal consists of commercial retail and service outlets at grade and 2 storey residential units above (60 units in total). Both uses are to be marketed as condominiums.

The proposal is described as relatively unique in two respects, firstly the novel method in which the residential and commercial uses have been combined architecturally and secondly with respect to the marketing of the units.

Certainly the kind of residential environment which is proposed to be created is a radical departure from the more mundane combinations of commercial and residential use that have been typical in the past. The subject proposal provides for walkways, a common playground facility in addition to the private open space areas adjacent to each unit, all of which gives an impression of an elevated street at a scale conducive to a number of social activities generally uncommon to developments of this nature.

TITLE — Report on Problems in Existing Condominiums

AUTHOR — Borough of Etobicoke - Special Committee on Housing. # 9

FORMAT — Loose leaf, 39 pages plus 6 appendices. November, 1974.

CONTENT — A valuable investigative summary which endeavours to explain certain condominium problems with respect to standards of development and function of condominium projects, and to propose positive steps for their resolution. The majority of problems with existing condominiums, as outlined in this paper, would appear to relate to the rights of condominium purchasers respecting dealings with developers and the provisions of The Condominium Act.

From a meeting convened by the Borough's Special Housing Committee, which included Condominium Corporation Presidents, a number of general problems were identified for further discussion by the Committee. These problems are discussed and recommendations proposed in the report, and include the following general problem categories:

1) Parking Problems
2) By-law Enforcement
3) Inspection
4) Maintenance
5) Taxes
6) Condominium Association
7) Renters

The Committee analysed the problems through consultation with the Borough Solicitor, Departmental staff, and representatives from the Etobicoke Fire Department, Metro Police and Provincial Assessment Office to clarify issues and to formulate suggestions for further action.

The report includes an impressive appendix representing the following topics of discussion between the Committee and Condominium Corporation Presidents:

1) Condominium Development Policies and standards;
2) Submissions received from Condominium Corporations;
3) Minutes and Notes Regarding Housing Committee Review of Condominiums;

contd....2/.

4) Memorandum Concerning Recreation and Social Services in Condominiums;

5) Proposed Amendments to the Condominium Act, October, 1973;

6) Recent Assessment Review Court Decision on Condominium Assessment.

A significant number of the specific recommendations presented in this report presume further action by the Provincial Government since so many condominium problems derive from the provisions of the existing legislation. Some recommendations involve measures that can be initiated by the Borough while other solutions suggested can be effected through the independent action of individual condominiums. It should also be emphasized that the recommendations submitted are considered to be solutions to those problems identified in Etobicoke, but are presumably general problems of all existing condominiums throughout the Province, since they all operate under the same provincial legislation.

TITLE: Report on Noise Exposure Forecast (N.E.F.) in Application to the Borough of Etobicoke

AUTHOR: Etobicoke Planning Department #10

FORMAT: Loose Leaf, 44 pages and tables, January 1973

CONTENT: The report was presented to the Planning Board to aid in determining the effects of aircraft movement on adjacent land uses. The most recent findings of the N.E.F. system (Noise Exposure Forecasts) are outlined in order to evaluate potential development near the airport.

Also included in the report are recommendations on means of avoiding flight interference by way of building obstruction (both to aircraft and to navigational aids and telecommunications), visual obstructions (emissions from industrial operations) and bird hazards in relation to their attraction to certain land uses near flight paths. Standards are recommended in each instance which would relieve or eliminate the problems created by these types of obstructions. The sections describing the N.E.F. system are based on the second edition of a publication entitled, "Land Use in the Vicinity of Airports", produced by the Canadian Air Transportation Administration.

Following the introductory sections relating aircraft noise and its effects on two potential development areas in the Borough, the report continues with discussions on noise measurements, annoyance prediction and the N.E.F. system. This section contains an assessment of various land uses in terms of their compatibility with aircraft noise.

Title: Report On Townshouse Development

Author: Etobicoke Planning Department #11

Format: loose leaf, 10 pages plus site plan evaluation schedules, May, 1971

Content: The report consists of an evaluation of the relevant policies and standards viewed in the light of existing development, together with recommendations for improvement to future development of a similar nature.

As a working basis it was pointed out that the current maximum density (20 U.P.A.), setbacks and underground parking requirements were not considered conducive to desirable site design. Problem included:

1. fragmentation of landscaped areas
2. lack of sufficiently large areas for "tot lots", etc.
3. drainage problems
4. damage to vegetation (related to poor drainage)
5. excessive number of units in continous rows
6. inadequate access for fire safety
7. massive appearance

Performance criteria are also detailed for Townhouse schemes developed on arterial or primary collection roads:

1. no individual driveway access
2. minimize access points through use of interior drives
3. front elevations should ideally face street
4. emphasize privacy for each individual unit
5. Interior roads should accommodate 2-way traffic with sidewalk on one side
6. Where a perimeter road is established a 60 ft. setback from street line should be required to accommodate landscape strip, interior road, building setback
7. Variation in design and materials every 6 units
8. Maximum number of units - 100

. . . 2/

As a guide a maximum of 15 to 17 U.P.A. are recommended, depending on type of parking facilities proposed. However, it is also recognized that reduction in units is difficult to achieve at the site plan stage when by-laws have already been approved, therefore a proposed policy provision is recommended that plot plans for townhouse projects must be approved by the Site Plan Committee prior to approval of an amending zoning by-law.

TITLE: Parkway Belt Study

AUTHOR: Etobicoke Planning Department #12

FORMAT: Loose leaf, 27 pages plus 2 appendices and maps, 1974

CONTENT: A report presenting a comprehensive set of recommendations to Council, related to the Parkway Belt section of the Borough. These recommendations encompass matters of assessment and taxation, servicing programs, provision of parks and schools and additional land uses.

Following brief interpretations of The Planning Development Act and The Parkway Belt Act, a series of land use options are presented for development of Parkway Belt lands in the Borough. These options are based in part on certain assumptions and in cognizance of the general plans and objectives of the Province and the Borough. By working with other Borough Departments and agencies, the Planning Department formulated some initial objectives to possibly influence Provincial studies regarding the Belt.

Two specific areas of Etobicoke within the Parkway Belt lands are studied. The Provincial proposals for each area are outlined, followed by Borough Alternative Study proposals. The Provincial and Borough proposals are then compared and discussed. After this study method has covered both areas, general conclusions and recommendations are presented relating to the Land Use Regulations established under the Parkway Belt Planning and Development Act, insofar as lands in the Borough are affected.

The remainder of the report includes two lengthy appendices. The first presents all registered Borough departmental comments regarding the Parkway Belt Proposals. The second appendix offers material pertinent to the Proposals, received from external sources between June and December of 1973.

Title: Maintenance Of All Properties - Amendment No. B-1

Author: Etobicoke Planning Department #13

Format: Loose-leaf, 5 pages, June 1973

Content: A statement of principles and policy to be adopted into the official plan as a basis for the adoption of a comprehensive maintenance and occupancy by-law to apply to all properties (industrial, commercial, residential) within the Borough.

A by-law related to non-residential properties and the extension of the Borough's present residential maintenance and occupancy by-law to cover residential interiors and multiple dwelling units are to follow the adoption of this report.

This report was prompted by the repeal of Section 36 of The Planning Act in June 1972 and its replacement by a new Section 36 which provides municipalities the latitude to include uses, other than residential, under maintenance and occupancy control.

TITLE: Ancillary Commercial Uses in Institutional Designated Areas - Amendment No. B-3

AUTHOR: Etobicoke Planning Department #14

FORMAT: Loose-leaf, 5 pages, November 1973

CONTENT: This report identifies the types of ancillary uses and structures that could conceivably locate within institutional areas without detracting from the essential insitiutional character of an area.

Criteria to be considered to determine the desirability and location of such ancillary uses is also listed since all proposals would be required to seek an amendment to the Zoning By-law.

The report concludes by recommending a new policy statement for the Official Plan to establish the provision for ancillary uses in institutional areas.

Title: Special Site Policy - District 9 Plan

Author: Etobicoke Planning Department # 15

Format: loose leaf, 6 pages, February 1975

Content: This report outlines the application of a policy aimed at prohibiting the partial development of specifically defined isolated sites within the Borough.

Borough objectives for such locations are to reject piece meal development of such sites in order to avoid serious problems related to:

1. adequate access provisions to the remaining lands
2. inefficient site usage
3. inadequate servicing arrangements
4. building design, co-ordination and scale

Development and redevelopment of such area is to be encouraged through land assemblies which may necessitate some degree of public involvement.

TITLE: Special Zoning Study of the Edgehill Road Area

AUTHOR: Etobicoke Planning Department #16

FORMAT: Loose Leaf, memorandum, 7 pages plus map, April 1975

CONTENT: This report was initiated by a request from residents of a specific residential area of the Borough for consideration of preservation of the existing residential character of their neighbourhood by means of special zoning provisions. Following this request, the report applies criteria for "preservative zoning" to the subject lands.

The criteria listed for special zoning provisions are based on the following developmental factors:

1. Architectural and/or historical merit of buildings, their condition and age as qualities contributing to a unique historical continuity;

2. Development History;

3. Municipal responsibility in the preservation of a site;

4. Physical features of a particular site and the design and use of public and private open space;

5. Social character of an area;

6. Neighbourhood support for special zoning.

TITLE: District 8 Plan - Implementation of a Special Site Policy

AUTHOR: Etobicoke Planning Department #17

FORMAT: Memorandum, 4 pages plus map, April 1974

CONTENT: A short preamble and amendment to establish a special site policy for a low density residential area of the Borough, to ensure that resubdivision of lots may take place only in a comprehensive and orderly manner.

Planning Board and staff had originally approved a resolution recommending establishment of a number of increased zoning standards for the area in question. Because of owner dissatisfaction, Council denied the resolution, but reaffirmed the present zoning with an Amendment to the District Plan.

The Amendment establishes a special site policy for the area wherein development of properties by means of resubdivision of the lots will only be allowed with unanimous consent of all property owners.

The Amendment is described in terms of land use, principles and policy, implementation and interpretation.

Title: Review of Current Official Plan Policies and Zoning By-law Provisions Affecting Automotive Uses.

Author: Etobicoke Planning Department #21

Format: loose leaf, 28 pages plus appendix, May 27, 1975

Content:

The report examines current Borough policy and regulations governing the ubiquitous urban planning dilemma of how to effectively deal with the establishment of re-development of the specific range of land uses directly associated with selling, renting, equipping, repairing, storing, or washing of motor vehicles such as automobiles, trucks and trailers.

Some of the principal recommendations of the report include:

1. Not to allow the sale of used cars, unless in conjunction with new car sales.

2. Permitting truck terminal uses under industrial zones within only two specific areas of the Borough.

3. Revise Borough zoning by-laws to include the provision of Metropolitan Toronto By-laws 88-69 & 127-71 regulating service stations and car washers while retaining those local standards which are more stringent and extending such requirements to cover gas bars.

4. Revise the Borough's Zoning By-laws to remove automotive uses from all pertinent zoning categories as permitted uses, except where permitted as accessory uses, with the provision that all buildings used at the date of the passage of the amending by-law may continue to be used and maintained and shall be deemed to be permitted uses.

5. Revise the Borough's Zoning By-laws to incorporate a new zoning category classified as Automotive Commercial (A.C.) and subdivided as follows:

A.C.	-1	Gas Bar
A.C.	-2	Service Station
A.C.	-3	Car Wash
A.C.	-4	Public Garage
A.C.	-5	Parking Lot

TITLE: Report on Local Public Road Standards

AUTHOR: Etobicoke Planning Department #22

FORMAT: Soft Cover, 40 pages plus appendices, March 1975

CONTENT: A review of Borough road standards in relation to various types and forms of residential development. Although the study originated from recommendations of the Housing Committee relative to condominiums,* and a major portion of the report deals with condominium housing, the matter of public road standards and possible changes in standards is capable of application to other types of development. These possibilities are also discussed in the report.

The report also explores the availability of maintenance subsidies for reduced road standards with the Ministry of Transportation and Communication.

Comments from other Borough departments and agencies were identified and examined. General and detailed comments received from these sources are included in the Appendices, as are items of written information made available by the study group participants.

Minimum public road standards are examined in terms of public road elements, building setbacks and typical right-of-ways. Public roads within new and existing condominium development are also discussed, along with other applications of reduced road standards.

* "Report on Problems in Existing Condominiums", Etobicoke Report #9

TITLE: Amendment No. B-2 to the Official Plan - Regulating Condominium Housing Developments

AUTHOR: Etobicoke Planning Department #23

FORMAT: Loose Leaf, 26 pages, January 1974

CONTENT: An Official Plan amendment establishing a comprehensive policy applying to the approval and regulation of condominium housing developments in the Borough.

The Borough had experienced some difficulties regarding condominium development, evolving from either deficiencies in the Legislation or from a lack of adequate policies at the municipal level.

The amendment deals with condominiums and their special requirements, as a component of the housing stock within the broad objective of "providing adequate choice in housing type and location between owning and renting homes".

The principles and policies of the amendment provides guidelines for the following areas of condominium development and management:

1. Development Control Procedures;
2. Safety;
3. Driveway Standards;
4. Traffic and Parking Control;
5. Parking Standards;
6. Sidewalk and Walkway Standards;
7. Utility Standards;
8. Open Space and Recreation Facilities;
9. Social Environment Criteria;
10. Scope of the Condominium Corporation;
11. Maintenance.

The appendices provide Borough specifications for condominium housing, plus minutes of the public hearing held in conjunction with this amendment.

Title: Application For Amendment To The Zoning By-law

Author: Etobicoke Planning Department #24

Format: loose leaf, 3 pages,

Content: This form requires not only the completion of a fact sheet for the development proposal but:

1. a letter stating reason and justification for wishing to change existing zoning
2. a key map describing all nearby lands in the possession of the applicant, whether by ownerships or option
3. a site plan or workable scale of proposal
4. sections, elevations, perspectives of typical floor and suite layouts
5. contour map if deemed necessary
6. if a multiple family residential scheme, indication of it being condominium or rental
7. erection of a sign on the subject property

Title: Multiple Use Of Ontario Hydro Rights-Of-Way

Author: Etobicoke Planning Department # 25

Format: loose-leaf, 9 pages, May 1975

Content: An analysis of existing controls affecting hydro R-O-W with the view of attempting to assess what policy and regulation changes are needed to meet Ontario Hydro's interest in having its R-O-W made available to a wide range of uses.

Existing zoning of Ontario Hydro R-O-W are determined on the basis of existing zoning of properties on either side. This was considered less than ideal and in many cases highly unsatisfactory since in many instances the R-O-W acted as a buffer between incompatible uses.

New policy guidelines for incorporation into the Borough's district Official Plan emphasized.

1. priority for public uses
2. protection of future options for accommodating all potential linear uses
3. non-public uses of an ancillary nature, involving no substantial investment in buildings
4. compatibility with existing land uses in the vicinity

To implement such policy a "utilities" zoning classification was recommended for all R-O-W; thereby making all proposals subject to a rezoning process and the provisions of the Borough's Development Control By-law as well as such relevant standards and conditions as established by the Borough and Ontario Hydro.

With regard to the need for close liaison between the Borough and Ontario Hydro new procedures are described for the consideration of all future development applications falling within Hydro R-O-W.

TITLE: Study of the Desirability of Special Zoning; Lorraine Gardens - Appleby Road Area

AUTHOR: Etobicoke Planning Department #27

FORMAT: Loose-leaf, 7 pages, October 1973

CONTENT: This report identifies criteria to be used as bases for determining the suitability of an area for "preservative zoning". Its focus is existing or established residential areas which are or could be subject to pressures for redevelopment or intensification of existing uses.

The objective of establishing criteria for "preservative zoning" is to:

1. strengthen diverse residential area
2. preserve outstanding features and qualities of the Borough that contribute to "the quality of life"
3. protect those areas which provide a degree of interest which is less characteristic of current residential construction
4. provide a basis for assessing applications for severances in existing residential areas
5. maintain areas representative of different periods of residential building design

Criteria include:

1. Architectural &/or historic merit of buildings
2. Development history
3. Physical features of area
4. Social character of an area
5. Neighbourhood support for special zoning
6. Municipal interests

TITLE: Laburnham - Special Study Area

AUTHOR: Etobicoke Planning Department #28

FORMAT: Soft Cover, 30 pages, maps and photos, August 1972

CONTENT: This urban design report was prepared by the Borough in an attempt to resolve the long-standing and often discussed problems associated with the Laburnham area of Etobicoke.

In 1966, the Laburnham area was identified as an area requiring substantial clearance and redevelopment in order to eliminate blight and provide an acceptable living environment. The residents of the area had shown the 1966 determination to be inaccurate. Through continuing interest, activity, and investment in their area, the residents had shown instead that the Laburnham area is one which provides a satisfactory environment for the residents, and therefore, should be conserved and improved where possible.

Industrial and residential uses in the area had managed to function in close proximity for many years. However, this had resulted in an imperfect situation for both groups. The intent of the plan is to resolve this conflict through the rehabilitation and enhancement of the residential area, and, where possible, through the relocation of existing industries to more appropriate sites.

TITLE: Consulting Engineers Guide for Land Development

AUTHOR: Etobicoke Planning Department #29

FORMAT: Soft Cover, 74 pages, December 1972

CONTENT: A reference guide which summarizes for consulting engineers the steps required for land development within the Borough. It is expected that all consultants who design services which will ultimately be maintained by the Borough will adhere to these procedures and standard drawings. It is meant that they should be treated as instructions and a guide in the design of the utilities so that the utilities of the Borough will be standardized as far as possible.

The guide is presented in three parts. The first part describes the procedure required in order to register and develop a Plan of Subdivision or Development within the Borough. Part two involves minimum engineering design standards for distribution systems, sewer design, road design, performance inspection, sidewalk location and design, railway crossings, driveways, sodding, temporary street signs and street lighting. Part three presents requirements for various types of applications to the Borough, relating to land development.

TITLE — By-Law 3401; Development Control By-Law for the former Township of Etobicoke

AUTHOR — Borough of Etobicoke. #30

FORMAT — Loose Leaf Collection of Material

CONTENT

An information package containing Development Control By-Law 3401, which covers the area known as the Township of Etobicoke prior to amalgamation. Similar By-Laws are in effect for the Mimico, New Toronto and Long Branch areas, but are not included in this package.

Additional material is also included in order to demonstrate how various applications are processed by the Development Control Department.

In total, the package contains the following material:

1) By-Law 3401;

2) Copy of Site Plan Agreement;

3) Development Control Procedures;

4) Case example - report by the Staff Advisory Committee regarding a development application subject to development control;

5) Case example - report by the Development Control Division regarding a building permit application, subject to development control but deemed of minor consequence.

GUELPH

TITLE: An Inventory of Federal and Provincial Housing Programs

AUTHOR: City of Guelph Planning Department #1

FORMAT: Soft Cover, 122 pages, charts and tables, January 1975

CONTENT: This inventory was originally compiled for the benefit of those involved in the current development of a housing policy statement for the City.

The report describes in detail the housing programs administered by the CMHC and OHC, plus the Ontario Mortgage Corporation, Ontario Housing Action Branch, Community Renewal Branch, and the Community Sponsored Housing Branch of the Ministry of Housing. Each program is examined in terms of the following administrative aspects, where applicable:

1. purpose;
2. authority;
3. recent revisions;
4. loans;
5. assistance;
6. income (eligibility)
7. resale;
8. Provincial-Federal assistance;
9. acceptable housing;
10. application procedure;
11. inspections;
12. program characteristics;
13. program operation;
14. problems with the program.

TITLE: Hanlon Creek Ecological Study - Phase A

AUTHOR: University of Guelph for the Hanlon Expressway Technical Advisory Committee and the City of Guelph #2

FORMAT: Bound Soft Cover, 66 pages, tables and maps, plus appendix, September 1971

CONTENT: This inventory and impact analysis study deals with the introduction of a major highway into a rural environment. The purpose of the study is to identify the changes to be expected from this development and establish environmental management guidelines which will allow negative changes to be minimized and positive changes to be maximized.

The terms of reference state that the study will identify and analyse the existing micro-drainage system of the Hanlon Expressway corridor in the vicinity of the Hanlon Creek, in relationship to the effects of proposed expressway works. An inventory and analysis also identifies pertinent existing biological and physical characteristics of the study area. Recommendations are offered regarding highway design to minimize the ecological impact of the development on the area.

The report has been prepared in two phases. Phase A provides an investigation focusing upon a detailed inventory of existing terrestrial and aquatic life within the watershed. The habitat of these life species is investigated in detail. The interrelationships between soil and water, and the species were intensively studied.

Known problems within the study area were also assessed in relationship to problems expected from future highway development. The projected effects of the proposed expressway on micro-drainage, water quality, aquatic biology and terrestrial wildlife and vegetation is summarized.

TITLE: Hanlon Creek Ecological Study - Phase B

AUTHOR: University of Guelph for the Hanlon Expressway Technical Advisory Committee and the City of Guelph #3

FORMAT: Bound Soft Cover, 71 pages plus maps and tables, April 1972

CONTENT: Much of the work in Phase B is parallel to that of the somewhat narrower initial study. In addressing itself to the environmental impact of a major highway, the Phase A work required several similar although less complex analyses. In the work of Phase B, a much larger and more varied land use area was studied in relation to the projected environmental impact of a multiplicity of urban land uses.

Phase B of the Study was prepared in two volumes. Volume Two contains the detailed inventory and analysis information developed throughout the Study, and upon which recommendations were based. This base data depicts the terrestrial and aquatic environment in the Creek and its watershed, and provides the basis for projecting and testing development opportunities and constraints. Volume One of the report summarizes and integrates the results of these researches.

Recommendations are made in the following areas of impact consideration:

1. Municipal Development and Change;
2. Stream Biology Considerations;
3. Terrestrial Wildlife and Vegetation;
4. Landscape Quality Control;
5. Social Concerns.

Alternatives development policies for the Creek and its watershed are offered, based on the detailed analysis supplied in the study.

KITCHENER

TITLE: Kitchener 2000, A Regional Concept

AUTHOR: City of Kitchener Planning Department #1

FORMAT: Bound Soft Cover, 40 pages plus maps and charts, July 1964

CONTENT: This study deals basically with annexation in the Kitchener-Waterloo area at a time when the author considered a Regional Plan at least five years off and Regional Government, in any form, at least 10-15 years off.

At the time of publication, annexation was felt to be Kitchener's only solution to control inevitable growth. Regional planning governed by regional government would discard the need for annexation, but in the meantime, the City felt they had no other recourse but to use annexation as the tool to control expanding growth and development of the area.

The report initially presents a concept for a regional plan and then indicates the path of attaining the goal by annexations in the early steps and regional government in the final steps. The text is presented in three main sections. The first deals with a regional land use concept under one government. The second discusses the amalgamation of Waterloo Township and Kitchener as the first step in reaching the Regional Plan. The last section examines much of the physical and socio-economic factors upon which the Plan is founded.

TITLE Staging of Development Report

AUTHOR City of Kitchener Planning Department. # 2.

FORMAT Loose leaf, 20 pages including tables. January, 1975.

CONTENT A development priority schedule for the municipality, prepared as an information report of municipal intention toward the scheduling of current and proposed residential development. It is intended that the report be utilized by Council as background data and general information in regard to existing and expected plan registration.

The report itself is a compilation and inventory of existing and expected registrations for 1975 as well as potential future registration for 1976. Development factors and definitions are also included, along with an explanation of the several statistical tables which comprise the majority of the report. These tables present the following four categories of information:

1) total vacant registered lots and/or potential units as of January 1, 1975;

2) detailed compilation of current registered plans including individual dates of registration, vacant lots and/or units, and serviceability;

3) potential 1975 registration as a detailed breakdown of individual plans, and including estimated lots and/or potential units, serviceability, capital works and associated costs;

4) potential 1976 registration as a detailed breakdown of individual plans, along with associated capital works and other costs.

The document is intended as a reasonably accurate schedule to which the municipality will try to adhere in the provision of hard services and processing plans toward registration. It will also be used to calculate future lot levy forecasts.

TITLE: Community Concept Plan Priorities and Sequences of Plan Preparation

AUTHOR: City of Kitchener Planning Department #3

FORMAT: Loose Leaf Staff Report, 23 pages including tables and map, January 1975

CONTENT: This report considers the question of community concept plan and block plan priorities for the City of Kitchener. It also recommends a sequence of plan preparation and submission to Planning Committee and City Council by the Planning and Development Department.

The term "community concept plans" is applied to those conceptual plans for large developing sectors of the City having, in the majority of cases, a size in excess of 450 acres and that are self-contained, requiring their own schools, local and community parks and shopping facilities.

The identification of community concept plan areas and the recommended priority and sequence of plan preparation does not include previously developed portions of the City.

TITLE: Preparation and Flow of Department of Planning and Development Staff Reports

AUTHOR: City of Kitchener Planning Department #6

FORMAT: Inter-Departmental Memo, 2 pages, March 1975

CONTENT: A staff report outlining the procedure for the preparation and flow of Planning Department staff reports dealing with zone changes and subdivisions.

In order to ensure that final reports submitted to Coordinating Committee, Planning Committee, and Council accurately state the city's position as compiled by the Planning Department, a list of procedural steps are offered to be used in the preparation of PD reports.

TITLE Condominium Conversion Policy

AUTHOR City of Kitchener Planning Department #7

FORMAT 3 Page Staff Report. June, 1975

CONTENT A discussion and recommendation report on the formulation of a policy for conversions of existing rental units to condominium tenure. Considerations for such a policy were related to findings and recommendations of the Regional Housing Study. (Regional Municipality of Waterloo)

A number of Regional Housing Study considerations were presented as a basis for Kitchener's final conversion policy. Based on these considerations the following condomonium conversion policy, in condensed form, for the City was recommended:

1) Conversion of non-family rental units to condominium tenure considered only if apartment vacancy rate in City is 3% or more;

2) Conversion of family rental units to condominium tenure considered only if;

i) family rental unit vacancy rate in City is 3% or more;

ii) city has met or exceeded the proposed Regional Housing Study average annual production target for family rental units of 285 units per year; or

iii) if 80% of tenants of a rental project sign agreement to purchase in condominium tenure.

Title: Guide To Procedure For Zone Change

Author: Kitchener Planning and Development Department #9

Format: 5 page, loose-leaf (Revised Sept.26/73)

Content:

This handout includes (a) a general outline of the process followed by the P & D Department., plus (b) the application form.

Specific material and facts are requested of all schemes with commercial proposals being required to complete an additional section directed to that type of land use.

The applicant's receptiveness towards posting of a Performance Bond and meeting all city requirements regarding services is also sought.

The process Kitchener has adopted includes 3 major steps not specifically required by legislation:

(1) requires applicant to submit preliminary information, including plans or sketches, for the proposed zoning change. Before proceeding to formal application the P & D Department will express an opinion as to the practicability of the proposal.

(2) notice and a questionnaire is forwarded to property owners within 400 feet prior to application being considered by planning committee.

(3) all properties which are the subject of an application are identified by a sign(s) being erected on the site.

MISSISSAUGA

TITLE: Mississauga Urban Development and Transportation Study, Vol. 1, Evaluation and Recommendations

AUTHOR: IBI Groups for the City of Mississauga #1

FORMAT: Soft Cover, 180 pages, maps and tables, March 1975

CONTENT: Companion reports* in the Study have identified the major development issues in Mississauga and outlined the basic planning principles to be followed in the preparation of development plans for Mississauga. The purpose of this particular report is to describe a comprehensive evaluation of a range of possible future development and financial alternatives for the City.

The report initially presents a summary of the main findings and recommendations derived from the overall Study. Following this, the composition of the development alternatives that were originally tested are described. In addition, ten major development factors are outlined and combined in various ways to produce the alternatives which are outlined.

The methodology and criteria of the evaluation process is outlined. The evaluation criteria applied to each development alternative involved the following six catagories:

1. Balance;
2. Identity;
3. Environment;
4. Flexibility;
5. Transportation Impact;
6. Financial Impact.

Specific conclusions are then drawn with respect to each of the major development factors. These conclusions are combined to provide the basis for the recommended development strategy.

Based on the previous evaluation and analyses, a number of development strategies are recommended. The final section of the report details the recommended policies and programs of four major components of the recommended development strategy. The four components are:

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1. Housing;
2. Agriculture and Interim Use;
3. Recreation, Open Space and Environment;
4. Employment.

* "Development Alternatives" - Guide Summary: Mississauga #8

"Major Development Issues" - Guide Summary: Mississauga #9

TITLE

Mississauga Urban Development and Transportation Study. Vol.2, Transportation.

AUTHOR

IBI - Group for the City of Mississauga. #2

FORMAT

Soft Cover, 81 pages plus maps, photos and 2 appendices
March, 1975

CONTENT

A study providing a long range program and staged implementation plan for transportation development in the City, as part of an overall recommended development strategy.

The study initially describes the City's existing transportation system and its present usage. The analysed results of individual components of the system are also presented, resulting in a summary of the existingsystem's strengths and weaknesses.

The following chapter briefly outlines the derivation of the development alternatives. A companion report, "Volume 1, Evaluation and Recommendations," provides a full explanation of all development and financial alternatives examined in this particular study.

Also included is a description of the methodology involved in determining the travel demand and some of the more important principles adhered to when defining transportation improvements to accommodate these demands. The methodology utilized a transportation model capable of simulating travel demand for a wide range of land uses and development alternatives. It was also used to obtain a more detailed understanding of the impact on the local transportation system of varying the population and employment estimates within Mississauga. The model is briefly described, along with the stages involved in determining demand estimates.

The study has taken an approach in determining transportation requirements, based on the following three principles:

1. To maintain or improve accessibility;

2. To maximize the utilization of existing transportation facilities;

3. To minimize social and environmental impact when expanding existing facilities or creating new facilities.

An overview of future travel demand is presented, and describes the travel demand associated with various development alternatives. This demand is discussed in terms of travel volume across screenlines, assignments of travel to the road systems, and the origin/destination pattern of travel. The overview provided by this analysis lends itself to more detailed transportation system analysis within corridors and for major facilities.

Transportation alternatives and required facilities are developed and evaluated to satisfy the estimated travel demand in major travel corridors. The facility recommendations for these corridors result from an analysis of the corridors as components of a total transportation system, and the required staging and costs for the individual corridor and for the system.

An analysis of the present transportation network continuity is included in an attempt to remove existing roadway discontinuity.

Based on the analysis to this point, the report presents the resulting recommendations for the year 2000 transportation system. Discussion of this proposed system is expanded to include staging and costs estimated in 1974 dollars. The final section outlines in general the implementation factors required to execute the first stage transportation recommendations.

NOTE: The appendices provide a general discussion on light rail transit (LRT), and includes information on general specifications, existing and planned LRT operations, along with some plan and section layouts for an LRT system.

TITLE Mississauga Urban Development and Transportation Study, Vol. 3, Mississauga Centres

AUTHOR IBI Groups for the City of Mississauga. #3

FORMAT Soft Cover, 66 pages, including maps, drawings and photos, April 1975.

CONTENT Together with the Transportation report,* the Centres report describes the present and desired future urban structure of Mississauga. The major focus of the report is to describe the development structure of the urban core and the network of community centres within the City.

The report discusses and illustrates the following issues in detail:

1) Context - outlines the major internal and external issues affecting Mississauga's urban structure.

2) Secondary Centres - describes the structure and location of sub-centres in Mississauga.

3) Urban Core - discusses the location of Mississauga's downtown and guidelines for its implementation.

4) Civic Centre - proposes a location for the civic functions within the urban core and principles for its development.

5) Next Step - describes the overall planning and implementation process.

* "Transportation" - Guide Summary: Mississauga #2

TITLE Mississauga Urban Development and Transportation Study, Vol. 4, Finance

AUTHOR: IBI Groups for the City of Mississauga Council. #4

FORMAT Soft Cover, 85 pages, 2 appendices re:data March 1975.

CONTENT A financial impact analysis report presenting the results of an evaluation of existing service levels, a program for their upgrading, and the expected financial impact to the City resulting from various assumptions on future growth over the next 15 years.

Twenty alternatives, or growth "scenarios" for the future are studied in detail. These scenarios differ from each other as a result of variations in the following factors:

1) the population growth rate;

2) the employment growth rate;

3) the average housing density and land use pattern;

4) the average household income;

5) the employment mix;

6) the timing, of employment growth relative to population growth.

The financial implications of the twenty growth alternatives are assessed with the aid of a computer simulation model designed specifically for the report and to function as an on-going planning tool for the City. The model is explained in detail within the report. The first phase of the simulation projects capital expenditures, operating costs, and operating revenues associated with provision of Municipal Services. Phase two translates the service cost and revenue projections for each scenario into estimates of municipal tax rates, debt, and other such measures of financial impact.

The initial section of the text reviews and analyses the various municipal services provided by the City and the Region of Peel. The purpose is to develop sufficient information about the levels of provisions and costs of municipal services to enable the preparation and comparison of cost projections for the range of growth alternatives. The Municipal services analysed in this section are:

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1) Network services - storm and sanitary services, and road and public transit

2) Education

3) General Administration

4) Refuse Collection and Disposal

5) Police

6) Fire

7) Social and Family Services

8) Health

9) Parks and Recreation

10) Culture and Library Services

The development and interpretation of a cost and revenue projection formulae for these services is also offered.

Following this, a range of alternative growth patterns, reflecting different rates and types of growth, are developed to permit assessment of the probable future financial consequences to the City of different development alternatives. The financial impact of these growth alternatives are assessed with the aid of the simulation model. The operation of the model and projected outputs are also covered.

The final section deals with the results of the financial impact analysis of alternative growth scenarios. The findings are presented under three headings:

1) Pattern of Service Cost Projections;

2) Pattern of Financial Impact Projection;

3) Comparative Financial Impacts of Alternative Growth Scenarios.

The report concludes with two extremely useful appendices. The first offers a simulation Model sample output covering all computations for one particular scenario: The second appendix explains the details of the input required by the computer program.

Note: With the exception of Volume 2 - Transportation, the Mississauga Urban Development and Transportation Study was not intended to develop specific plans for future service provision.

TITLE Mississauga Urban Development Transportation Study, Vol. 5 Development Control

AUTHOR IBI Groups for the City of Mississauga. #5

FORMAT Soft Cover, 147 pages including tables, plan charts, photos and 3 appendices. March, 1975

CONTENT A descriptive analysis of the measures necessary to clarify and rationalize the development control process in the City. These measures are described so that they can be incorporated in the preparation of the Official Plan and the comprehensive zoning By-law. The intentions of the report, in terms of application of criteria and standards through development control, are:

1) to provide an adequate planning context;
2) to optimize use of re-zoning process;
3) to introduce "images" of intended development;
4) to provide a more active City role in implementation;
5) to recognize the staff requirements inherent in improved development control.

The study results and summary of recommendations are initially outlined in the introductory section, under the following headings:

1) Official Plan Format;
2) Development Control Technique;
3) Criteria for Development Control;
4) Provincial Legislation;
5) Delegation of Minister's Powers of Approval;
6) Mississauga's Role in Implementation;
7) Staffing.

The study results are presented in more detail in subsequent chapters.

The section on development control context formulates suitable control mechanisms for ensuring the implementation of the selected development strategy. Development control is referred to as an "end of the line" control

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mechanism in the planning process. It is therefore necessary to define the scope and content of planning documents in the process; the Official Plan, supplementary plans and restricted area (zoning) by-laws. In addition, the question of flexibility versus specificity within the control mechanism is discussed in terms of the following factors:

1) Provincial/Regional approach;
2) defining the scale of Planning issues;
3) legislation and public opinion;
4) implications for timing/phasing;
5) staffing constraints.

On the basis of the preceding considerations, three alternative formats are suggested for the City's Official Plan. The first consists of three levels of plan; primary, secondary and action area plans, with the primary level subject to Provincial/Regional approval. The second alternative provides an additional level of plan, the tertiary level. The third alternative provides for development capacities of specific areas to be defined only in secondary plans. Each alternative is analysed, and the proposed content of the primary and secondary plans is outlined.

The existing Restricted Area (Zoning) By-law and categories are reviewed with reference to need, statement of plan, revised and specific zoning categories, "Generalized Holding Categories", and procedure for revision. Zoning categories are proposed to describe and protect existing developments, and to indicate land use intentions in underdeveloped areas without prejudging and constraining the final form of development.

The types of situations where development control will be exercised are presented, along with the mechanisms to discharge control powers. Control procedures are also outlined and classified in terms of several different types of development evaluation criteria. The two methods which are discussed for classification of evaluation criteria are the hierarchical method and the functional or objective method.

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The procedural application of evaluation criteria, and the "image" method of formulating aesthetic criteria are also covered.

The staffing section focuses on determining whether or not there is an existing staff shortage, or what effect the revised development control procedures would have on the existing workload.

Finally, in the light of the findings and discussions throughout the report, a number of recommendations are proposed with regard to the delegation of the approval powers. These approval recommendations cover the Official Plan and amendments, plans of subdivision, and the zoning by-law, consents and variances responsibilities.

The three appendices offer the following support material:

A) Development Control in Mississauga: the Evaluation of Techniques and Procedures;

B) Suggested Planning and Development Control Criteria;

C) Images for Development Control (illustrates method of organizing and presentating images for development control).

TITLE Mississauga Urban Development and Transportation Study: Current Financial Position.

AUTHOR Peat, Marwick and Partners, and The IBI Group for the City of Mississauga. #6

FORMAT Bound Soft Cover, 22 pages plus 4 appendices, January 1975.

CONTENT A review of the current financial position of the City, carried out as part of the Financial Impact component* of the Mississauga Urban Development and Transportation Study.

The review was divided into two segments. The first compares selected financial statistics for Mississauga with those of other Municipalities in 1972. The results are shown in appendix form and discussed in this segment. The other municipalities used in the comparison are Metro Toronto, Oakville, Burlington, Hamilton, London, Windsor, Kitchener - Waterloo, and Oshawa.

The second segment provides an analysis of trends in selected financial statistics for the City during the period 1971 through 1974. The results are shown in appendix form to support the text.

The final appendix contains a list of sources of material for these analyses, and an explanation of certain of the statistical ratios used.

* "Finance" - Guide Summary: Mississauga #4.

TITLE Mississauga Urban Development and Transportation Study: Study Design

AUTHOR Peat, Marwick and Partners for the City of Mississauga. #7

FORMAT Bound Soft Cover, 39 pages plus tables, July, 1974.

CONTENT This report was produced to describe the work program for the Mississauga Urban Development and Transportation Study. The Study objective was to provide a comprehensive evaluation of urban development and transportation in the City, as well as a Technical basis for a new Official Plan, as part of a total plan for the Region of Peel.

The Urban Development and Transportation Study must not be confused with the earlier Mississauga Transportation Plan Study. The difference between the scope of analysis of the two studies is that the Urban Development and Transportation Study, also referred to as the Official Plan Review Study, not only analysed transportation consequences of alternative patterns of land use, but also considered environmental,social and financial impacts.

Within the regional context and Study objectives, the Study Design describes the process of assessing the consequences and implications of alternative patterns of future growth in Mississauga. The Study Design describes the eight major components of the overall Study, and their sub-divided principal tasks and necessary resources. The major components are:

1. Land Use Planning;
2. Centres Study;
3. Transportation Planning;
4. Public Services;
5. Development Policies;
6. Development Control;
7. Municipal Finance;
8. Public Participation.

TITLE Mississauga Urban Development and Transportation Study: Development Alternatives

AUTHOR Peat, Marwick and Partners, and the I.B.I. Group for the City of Mississauga. #8

FORMAT Soft Cover, 45 pages including maps and tables, November 1974.

CONTENT This is the second interim report of the Mississauga Urban Development and Transportation Study. The purpose of the report is to discuss the development of major planning principles and to describe the application of these principles in the formulation of six major development alternatives.

Four major planning principles emerge as the important determinants of the size, shape and structure of future development in the City. These principles, are; balanced development, internal accessibility, city image and development orientation to Brampton, Oakville, etc.

Six basic development alternatives are formulated, illustrating the effects of applying the development principles to the land available for development in Mississauga. The evaluation of each alternative is presented under five component headings; housing, industry, office commercial, retail and centers.

Following a summary of projections for various municipal servicing systems, important planning issues and principles are discussed within the context of city scale, regional scale and the Lakeshore Urban Conurbation scale. Also outlined are the ways in which these issues might affect the future development structure and pattern within Mississauga.

The concluding chapter outlines the procedure to be followed in evaluating the development alternatives.

NOTE: This report should be read in conjunction with "Study Design" (Guide Summary: Mississauga #7) and "Major Development Issues" (Guide Summary: Mississauga #9).

TITLE: Mississauga Urban Development and Transportation Study: Major Development Issues

AUTHOR: Peat, Marwick and Partners for the City of Mississauga #9

FORMAT: Soft Cover, 63 pages plus summary and appendix, September 1974

CONTENT: This report provides a summary of the first phase of the Mississauga Urban Development and Transportation Study. It highlights the planning issues which this first phase identified, so that discussions and feedback from various interested parties can be obtained. This summary includes material presented in the three preceding first phase reports of the Study; Current Financial Position,[1] Study Design,[2] and Development Alternatives.[3]

The report is structured into chapters, each of which discusses one of the main planning issues that the Study is examining. These main issues are:

1. The Development Approval Process;
2. Housing and Employment Issues;
3. City Centres;
4. Agricultural Lands and the Airport;
5. Level of Public Service;
6. Provincial Planning.

The appendix consists of a series of development policy statements collected from a variety of sources in this first phase of the Study. These sources include local, regional and provincial representatives, provincial planning documents and policy statements, brochures and handbooks from developers, and Mississauga zoning bylaws, official plan amendments, community studies and special studies, policy statements and development agreements.

1. Guide Summary: Mississauga #6
2. Guide Summary: Mississauga #7
3. Guide Summary: Mississauga #8

TITLE: Mississauga Transportation Planning Study: Bicycle Path Study

AUTHOR: Peat, Marwick and Partners for the City of Mississauga #10

FORMAT: Bound Soft Cover, 66 pages including maps and drawings, December 1974

CONTENT: An indepth study, in conjunction with the Mississauga Transportation Planning Study, to determine a comprehensive plan for providing bicycle facilities throughout the City.

The report begins with a short background examination of bicycle users and existing usage in the City. Corridors and areas with the greatest potential for bicycle paths and facilities are identified. A hierarchy of bicycle route facilities is developed to suit various trip purposes; home to work, shopping, recreation and school.

In the development of a conceptual bicycle path system, other existing and proposed bicycle networks in the region are linked. Alternative types of bicycle facilities that might be provided in the system are selected and evaluated. Legal constraints to constructing new bicycle facilities are researched, along with existing bicycle facility policies. Criterias for construction and phasing of the proposed system are also prepared.

Educational and other programs are suggested which would increase bicycling safety and reduce accidents and thievery. Finally, appropriate demonstration projects are selected which would test the utility of special purpose bicycle facilities.

TITLE: Mississauga Transportation Planning Study: Regional Transportation Analysis

AUTHOR: Peat, Marwick and Partners for the City of Mississauga #11

FORMAT: Bound Soft Cover, 115 pages including tables and maps, September 1974

CONTENT: The purpose of this regional analysis component of the Study is to examine the impact on regional transportation facility requirements resulting from alternative "scenarios" of future development for Mississauga. These "scenarios" represent the effects of alternative development policies which might be considered for future growth of the City. They range from a largely dormitory suburb of Metro Toronto to a more self-contained community in which both the type and number of jobs provided tend to balance the type of labour force which is expected to locate in Mississauga over the next 25 years.

Four scenarios of future growth in the City were examined. All scenarios assumed growth to 650,000 population by the year 2000. The alternative scenarios were defined by changing the number and mix of employment opportunities.

Potential regional transportation solutions are examined for each of the growth scenarios. The transportation facilities considered are those which carry large volumes of people over relatively long distances, including expressways, major arterial roads and various forms of rapid transit. The transportation facility requirements and costs, combined with a general analysis of environmental and social impacts, provide the basis for recommending a preferred development strategy for the City.

Having a preferred development strategy, the report examines Federal, Provincial and local government policies which could be directed toward achieving the preferred development strategy.

TITLE: Mississauga Transportation Planning Study: Traffic Operations

AUTHOR: IBI Group for the City of Mississauga #12

FORMAT: Bound Soft Cover, 70 pages, maps and graphs, plus 4 appendices, February 1975

CONTENT: The main objective of the traffic operations study is to define improvements aimed at increasing the efficiency of the existing street system.

As a first step, the road system was classified into its functional components, i.e. Arterials, Collectors and Local Roads. The major Arterials and Collectors were then examined to identify the location of traffic operational problems.

Traffic counts for the past several years were reviewed to establish the traffic variations and peaking characteristics of the road system. A supplementary traffic counting program was then undertaken to measure traffic flows and the extent of operational problems. In addition, a comprehensive inventory of traffic control devices was prepared.

The information collected on traffic volumes, vehicle classification and composition, occupancies, turning movements, control devices, roadway geometrics, and accident experience were then used to aid in the analysis of the existing state of traffic operations. This analysis included determination of levels of service and geometric improvements aimed at improving traffic flow and reducing accidents.

The appendices include tabulated counts on peak turning movement volumes, peak hour vehicle occupancy, truck percentage counts, vehicle classification counts, summary of observed speeds, and mapped intersection improvements.

TITLE: Public Participation - Public Response: Volumes I-V (Mississauga Official Plan)

AUTHOR: City of Mississauga #13a-13e

FORMAT: Soft Cover Series, November 1975

CONTENT: This Public Response report involves five volumes of public input which comment on the policies and recommendations of the Mississauga Urban Development and Transportation Study (Official Plan Review). They represent over 50 briefs which were received by the Mississauga Public Participation Office.

Copies of all briefs are included in this series report. This feedback was collected so that decision-makers would be aware of the public response to the Study.

Some of the major contributors to the Public Response include:

- Marborough Properties Limited;
- Cadillac-Fairview Corporation;
- The East Credit Development Group;
- Meadowvale Village Community Group;
- Inter Church Regional Planning Association;
- Port Credit Study Group;
- South Mississauga Community Association;
- OSF Land Development;
- Streetsville Study Group;
- The South Peel Naturalists' Club;
- Mississauga Golf and Country Club.

TITLE: Public Participation - Report on Public Meetings: February-April 1975 (Mississauga Official Plan)

AUTHOR: The IBI Group for the City of Mississauga #14

FORMAT Soft Cover, 66 pages, tables and maps, May 1975

CONTENT: During the initial stages of the Mississauga Urban Development and Transportation Study, eight major issues were identified as important for the future growth and development of Mississauga. These issues were presented to residents in a series of public meetings held in each of the nine wards of the City, during the period February to April 1975.

The purpose of this report was to outline how citizens responded to the eight major issues. These issues were:

1. Size and Rate of Growth
2. City Centre Location
3. Transportation Development
4. Agricultural Land Development
5. Natural Environment Protection
6. Employment Opportunities
7. Relation of Mississauga to Metro Toronto
8. Housing Development

TITLE: Public Participation - Report on Public Meetings: May-June 1975 (Mississauga Official Plan)

AUTHOR: Mississauga Public Participation Office #15

FORMAT: Soft Cover, 60 pages and tables, July 1975

CONTENT: Following the final report of the Mississauga Urban Development and Transportation Study, a brochure which included the schedule for a second series of public meetings was delivered to every household in Mississauga at the beginning of May, 1975. The Public Participation staff conducted nine meetings, on a ward basis, in May and June of 1975.

The purpose of the meetings were twofold:

1. To inform the public of the recommendations made by the consultants for a New Official Plan, and;

2. To encourage public involvement in the preparation of the Official Plan and to discuss methods of participation.

Minutes taken at each meeting provide a record, not so much detailed as comprehensive, of the questions and discussions which followed. This report includes the complete minutes, as well as summary of public response by area of interest and by ward.

TITLE: Public Participation - Student Handbook (Mississauga Official Plan)

AUTHOR: Mississauga Public Participation Office #16

FORMAT: Soft Cover, 22 pages plus glossary and maps, September 1975

CONTENT: As part of the Public Participation School Program, this handbook provides a brief background to the City and its government structure. There are also suggestions for student and class projects that relate to urban studies as well as a glossary of urban planning terms. The handbook was prepared to supplement the Mississauga Official Plan School Presentations.

TITLE: Apartment Houses: Design Considerations

AUTHOR: City of Mississauga Planning Department #17

FORMAT: Loose Leaf, 6 pages, 1975

CONTENT: This report deals with apartment house design considerations and is the first part of a set of design guidelines for development proposals. The objective of the report is to promote the highest attainable standard of quality consistent with economic feasibility for apartment houses.

"Apartment house" in this report means a building or structure other than a triplex, a double triplex, multiple horizontal dwelling or row dwelling, and containing more than three dwelling units, with shared entrances and with shared exit facilities above the first storey.

With neighbourhood and tenant as the two indices in the report, quality has been postulated within four basic areas:

1. Siting Considerations;
2. Exterior Design Considerations;
3. Interior Design Considerations;
4. Neighbourhood Impact.

TITLE: Industrial Buildings: Design Considerations

AUTHOR: City of Mississauga Planning Department #18

FORMAT: Loose Leaf, 9 pages, 1975

CONTENT: This report deals with design considerations for industrial buildings and is one section of a set of design guidelines for development proposals. The objective of the report is to ensure that industrial development will conform to, or enhance the desired character and image of the city. It is the spatial relationships of building to site and of building to neighbourhood, and the characteristics of industrial buildings to which this report addresses itself.

Inherent in the design considerations is the promotion and acceptance of innovative design concepts, and the belief that industrial neighbourhoods should be working environments conducive to employee health, recreation and visual amenities.

Design considerations are illustrated and discussed for the following relationships:

1. Industrial Neighbourhoods;
2. Building and Siting;
3. Siting Considerations;
4. Neighbourhood Considerations;
5. Exterior Design Considerations.

TITLE: 1975 Population and Housing Study (based on 1974 Survey Data)

AUTHOR: City of Mississauga Planning Department #19

FORMAT: Soft Cover, 61 pages including tables and graphs, December 1975

CONTENT: This study is a survey of existing residential development, based on a 1974 survey, to provide the statistical basis for estimating population characteristics of proposed residential developments. The study provides a current (1975) review of the population and school yield characteristics by unit types in the City, primarily for use in the planning of residential developments.

The survey consists of an analysis of all completed and occupied multiple-family and apartment units and a selected sample of detached and semi-detached units. The Planning Department carried out similar studies in 1966, 1969 and 1972.

For the purpose of comparison with earlier years, the analysis in the 1975 study distinguishes between the former Town of Mississauga and the City of Mississauga. The population characteristics for the former Town, however, will provide the design standards for future development.

The report is divided into various sections, each dealing with the analysis of the population and school yield characteristics for a specific housing type. The final section compares the population and school yield characteristics for rental and condominium multiple-family and apartment units.

TITLE: Study of Northern Part of the Town of Mississauga (Interim Report)

AUTHOR: Town of Mississauga Planning Board (now City of Mississauga Planning Committee) #20

FORMAT: Bound Soft Cover, 15 pages and maps, plus 2 appendices, 1972

CONTENT: This was an interim report to Planning Board and Council on the future use of lands in the northern part of Mississauga. It assimulates the primary constraints to land development presented by topography, Toronto International Airport, existing and proposed highways, and the Toronto-Centred Region Plan. Further studies were required for the purpose of preparing a comprehensive report which could be used as a basis for formulating decisions on future development of the area under consideration.

The text involves the following analyses:

1. Existing Land Uses and Land Use Commitments;

2. Analysis of the Northern Part of Mississauga:

   i) Major Transportation Routes;
   ii) Suggested Greenbelt Lands;
   iii) Noise Zones;
   iv) Areas of Possible Development.

TITLE: Cawthra Senior Citizens Centre

AUTHOR: City of Mississauga (Recreation and Parks Department) #22

FORMAT: Pamphlet

CONTENT: The Centre opened in October 1974 and is available to all residents of the City of Mississauga sixty years of age and over.

The pamphlet briefly outlines the programmes, facilities, staffing and location of the Centre.

TITLE: Clarkson Business District Improvement Study

AUTHOR: Peat, Marwick and Partners and the IBI Group for the City of Mississauga #23

FORMAT: Bound Soft Cover, 33 pages and photos, plus fold-out design illustrations, March 1975

CONTENT: The Clarkson Business District is a commercial strip along Lakeshore Boulevard in Mississauga, midway between Oakville and Port Credit. The area has experienced environmental deterioration in the recent past. The resulting concerns of Clarkson merchants, local customers and residents, and the City have led to the study described in this report.

This well-illustrated design study describes what is the future potential of the District, what can be done to improve the area, and the methodology of improvement.

The text initially presents the improvement issues which concern both businessmen and local residents. The context of the District is also examined in terms of trade area, retail sales analysis and retail potential. These discussions identify the principal problems of the District related to the physical environment and development potential.

Improvement concepts are proposed and concentrate on the physical environment, development potential and special businesses in the District. The implementation process for improvements is proposed in general and further specified for parking improvements. Finally, detailed design proposals and phasing are offered for both short-term and long-term improvements.

TITLE: Development Control: Zoning Bylaw No. 191-74 and Zoning Bylaw No. 603-75

AUTHOR: City of Mississauga Planning Department #24

FORMAT: Loose Leaf Package, 1975

CONTENT: This development control package contains a copy of Zoning Bylaw No. 191-74, defining all lands in the City as being subject to the provisions of Section 35(a) of the Planning Act R.S.O. 1970. Also included is a copy of Zoning Bylaw No. 603-75, applying Section 35(a) to a specific site.

The remaining information in the package includes City requirements with respect to site development plans, industrial and commercial site plan approval, garbage collection and fire regulations.

NEWCASTLE

TITLE Courtice Concept Plan

AUTHOR Murray V. Jones and Associates Ltd., for the Town of Newcastle. # 1

FORMAT Soft Cover, 13 pages plus tables, ideograms and plan. February 1975

CONTENT The new Town of Newcastle has recently (Sept.74) embarked upon the preparation of three secondary plans as part of its Interim District Plan, which covers the whole municipality. The three areas under study are the Courtice area immediately east of Oshawa, Bowmanville and vicinity, and the former Village of Newcastle and environs. The terms of reference for the Draft Secondary Plans, which could be termed tertiary plans within the Newcastle Interim District Plan, call for the preparation of the Courtice plan prior to those of the other two study areas. This report accordingly concentrates upon Courtice and deals with the other study areas, the Town and the Region insofar as they provide context.

The primary issues discussed in the report cover the following topics:

1) Population estimates for Town of Newcastle;

2) Town of Newcastle options on growth and location of development;

3) Position of the Province (C.O.L.O.C. Report);

4) Position of the Region (Durham);

5) Appropriate growth

A number of recommendations are presented in the report, all relating to provision of the best quality large-scale growth for the Town and its three secondary planning areas. These recommendations include where development should go in Bowmanville and Courtice, and recommended population allocations for these areas. In addition, development policies aimed at eventual self-sufficiency for the Town are offered, along with the implementation strategy of the Courtice Secondary Plan.

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The Courtice Concept, giving a design outline appreciation of the Concept Plan, is furnished through the use of ideograms and demonstrative statistics. The illustrations cover design principles such as land use, scale, employment, transportation, town, community and neighbourhood structure, and phasing.

Note:- This brief report is strictly an interim document prepared to explain the Courtice Concept Plan at its early 1975 stage of preparation and to elicit comment from the public and other interested parties.

NIAGARA FALLS

TITLE: Planning Department Annual Report - 1974

AUTHOR: City of Niagara Falls Planning Department #1

FORMAT: Bound Soft Cover, 24 pages and tables, plus maps, April 1975

CONTENT: The report contains a collection of data pertaining to the planning and development of the City from January to December 1974, along with trends for the years ahead.

The report text includes general information and a review of zoning bylaw amendments and land severance applications. In addition, the growth in total assessment and various assessment factors since 1970 are tabulated and examined. The residential sector is reviewed by examining the growth and trends in housing stock throughout the Municipality, the lot and unit supply, and growth areas and potentials.

The enrollment in Public and Separate schools in the City is analysed. Finally, population growth figures are prepared and population projections by planning communities are calculated.

TITLE Housing Policy for the City of Niagara Falls.

AUTHOR Niagara Falls Planning Department. #2

FORMAT Soft Cover, 29 pages including tables. October 1974

CONTENT An Interim Housing Policy prepared by the Planning and Development Committee and the Mayor's Committee on Housing, eventually leading to a Final Housing Policy Statement for the City.

The report initially covers background information necessary for the development of the Interim Housing Policy. Such data includes areas of current concern in community housing, which were listed as:

1) apartment vacancy rate;

2) sewage treatment plant;

3) geared-to-income Senior Citizen accomodation;

4) geared-to-income Family accomodation;

5) handicapped and other special groups.

Existing and short-term future housing demands in the City are also covered.

The next section deals directly with the Interim Housing Policy Statement. The general objectives and policies of the statement are outlined, along with individual municipal targets and policies for various housing types. These statements are general in nature since precise target definitions were not possible. Policies are also included which relate to the previously defined housing development problems.

The report concludes with selected appropriate quotes from the Niagara Falls Official Plan on Housing Policy. Operational policy outlines are supplied for applicable provincial government housing study programs; the Municipal Housing Policy Study Grant, Housing Incentive Study Grant, Community Planning Study Grant and the Community Sponsored Housing Program.

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Finally, a number of statistical tables are supplied, illustrating the recent situation, demand and potential for housing development in the city.

NOTE: It is expressed that the policy statement included in the report is an Interim Policy to be followed by a study of housing needs and objectives.

TITLE: A Discussion for the Establishment of a Community Residence for the Mentally Retarded

AUTHOR: Greater Niagara Association for the Mentally Retarded and the City of Niagara Falls #3

FORMAT: Bound Soft Cover, 6 pages plus 2 maps, July 1974

CONTENT: A proposal to provide accommodation for those mentally retarded over the age of eighteen, within the City. The report is divided into six major topics of discussion.

The first section describes the proposed site for the facility. The neighbourhood in which the site is located is also described in terms of present development and residential situation. The proposed site is also specifically described in relation to its size and adjacent development. The present ownership and Official Plan and Zoning designation is also examined.

The development proposal is briefly described in terms of building, construction phasing and staffing.

Sections three and four present alternative location and design considerations, along with a statement on the need for such an accommodation.

The final sections discuss the eligibility for residence and the general sources of revenue for the project.

TITLE Buckley Avenue Senior Citizen's Project

AUTHOR Niagara Falls (City of) # 4

FORMAT 45 pages, maps, appendices, November 1974.

CONTENT The Buckley Avenue Senior Citizens' Project was adopted by the City Council of Niagara Falls in November 1974. The proposal conforms to the Official Plan and is part of the interim housing policy.

The proposal is to acquire about seven acres of land in downtown Niagara Falls presently occupied by 39 residential and 4 commercial buildings. The design is based on providing 300 geared-to-income senior citizens' apartments, a senior citizens recreation centre to serve as the focal point for senior citizens' activities for the whole city, 20 geared-to-income family dwellings, as well as health, social and library facilities.

A preliminary plan has been prepared. Modifications will be possible, and necessary, in response to funds available demand for facilities and land acquisition. Stage one of the project is to consist of the acquisition of land for 200 senior citizens' apartments. These are to be commenced during 1975 at a total land cost not exceeding $300,000. It is estimated that the total project could be completed in between five and ten years.

Copies of the 45-page report, titled Buckley Avenue Senior Citizens' Project, are available from the Planning Department for $3.25.

TITLE: Falls Industrial Park - Commercial Proposal Call

AUTHOR: City of Niagara Falls Planning Department #5

FORMAT: Bound Soft Cover, 25 pages plus maps and appendices, June 1975

CONTENT: An example of a commercial Proposal Call by the City of Niagara Falls. In the case of this report, three commercially-zoned lots in an Industrial subdivision were offered for sale and permitted development by the City, the owner. The three permitted uses were an automobile service station, bank-trust company and restaurant.

After an initial discussion of development opportunity, the terms of the Proposal Call are listed, providing conditions and information for purchase and development. Background information on the site and the surrounding industrial park is provided. Specific descriptions of the site location are also offered, including present zoning, surrounding developments, and existing and proposed access facilities.

A lengthy appendices includes excerpts of the zoning and Official Plan provisions applying to the site. Maps are furnished to illustrate future land use development for both the overall and immediate area, and population growth estimates are listed for the City and its Planning Communities.

TITLE: Proposed Niagara Distribution Centre

AUTHOR: City of Niagara Falls, et al. #6

FORMAT: Loose Leaf Items, 12 items, 24 pages plus maps, 1972

CONTENT: A three part, twelve item study dealing with the proposed development of a Regional Industrial Distribution Centre for Metro Niagara.

The first section offers a development outline by the City regarding purchase and development of the site. The section includes statements on the following factors; development opportunity, purpose of the development, location, community attitude, site description, services, service cost sharing, rail service, Official Plan and zoning, and demand study.

The second section provides excerpts from a consultant progress report on the Regional Distribution Centre. These excerpts include statements on alternative site analysis, acquisition of land, rezoning and Official Plan amendment, and proposed Centre activities.

The final section is a report on cost estimates for development of the Centre, prepared by the City's Design and Construction Engineering Department. Also included is the zoning bylaw amendment passed for site development, and an analysis of demand for overflow storage.

TITLE: Park Dedication Policy

AUTHOR: City of Niagara Falls Planning Department #7

FORMAT: Loose Leaf, 26 pages including tables, September 1975

CONTENT: This report analyses the cost of park dedication for residential development and redevelopment. The main objective was to determine the impact of the new park dedication method, as permitted by the change in the Planning Act, Section 35b, on broad municipal objectives. The report also recommends a policy to be incorporated into an appropriate bylaw dealing with the levying of park dedication.

The change in the Planning Act, Section 35b, permits a municipality to charge park land dedication against any residential development or redevelopment. The charge that can be levied permits up to 1 acre for every 120 new dwelling units erected. The Act furthermore permits the municipality, through a bylaw, to apply this charge at the time a building permit is issued for all new residential projects.

In order to analyse the impact thoroughly, several factors are assumed or estimated. These are clearly stated in the report.

The report examines the desired objectives of the City which could be inhibited by the new park dedication method. Following the analysis, a park dedication policy is proposed for the City, based on the various density catagories in new developments or redevelopment. The policy includes statements on park location, cash-in-lieu and policy implementation.

Tables are included which illustrate the effects of the policy on park provisions related to redevelopment density, and park dedication costs per site, per unit and per person.

NIAGARA-on-the-LAKE

TITLE: Housing Policy

AUTHOR: Town of Niagara-on-the-Lake Planning Board #1

FORMAT: Soft Cover, 33 pages, March 1975

CONTENT: The Housing Policy study initially describes Federal, Provincial and partnership housing programs which were recommended to the Council for participation and the predictable effects on the Town's housing problems of each program. The programs are in two general catagories; those that affect the supply of serviced land for new housing and those that provide assistance in rehabilitating and maintaining existing housing. Both catagories contain several programs which are designed to be on-going and eventually self-sustaining from a financial viewpoint. This section also contains statements on administration of the programs.

Following a review of Committee minutes and resultant general housing objectives, an interim housing policy statement is presented. The statement is formulated out of three main discussion sections; background-perceived problems, objectives, and intent and implementation.

Brief housing projections and policies are developed for various forms of family, senior citizen and special group housing starts. The paper concludes with outlines of applicable Federal and Provincial housing programs.

TITLE Traffic Operations and Parking Study

AUTHOR Read, Voorhees and Associates Ltd. for the Town of Niagara-on-the-Lake. #2

FORMAT Soft Cover, 97 pages including maps and diagrams. March, 1975.

CONTENT A final analysis of the Traffic and parking situation under average conditions and under peak summer conditions. An interim report was previously produced primarily to indicate any immediate traffic and parking improvements that could be undertaken at that time. This final report describes the techniques that were used to identify traffic problems, the recommended actions to be taken regarding these problems, and policies that should be followed by the municipality.

The study focuses on the Old Town area of the recently created larger municipality of Niagara-on-the-Lake. Specific operational problems in any part of the Town that were noted by the study committee were reviewed, but the main work effort was directed toward conditions in the Old Town Area.

The information collected for the study consisted primarily of traffic counts, parking surveys, collision records and field observations of Traffic conditions and parking habits. This data was collected for both peak and off-peak conditions.

The development of a solution plan to improve traffic and parking problems, as resolved in the study, includes recommendations to be implemented in the following areas:

1) responsibility for improvements;

2) road system improvements;

3) lighting;

4) control devices improvements;

NORTH YORK

Title: Study of Future Office Development Policy

Author: Paterson Planning and Research Ltd., Canadian Real Estate Research Corporation Ltd., and John Andrews International/Roger du Toit for the Borough of North York. #1

Format: 124 pages, illustrations, charts, soft cover, October, 1973.

Content:

This extremely well documented study provides guidelines concerning the appropriate quantity, location, height, density and form of office space to be constructed in the municipality over the next two decades.

Of specific interest to other municipalities are the 3 parts of the study which report on:

(1) development of selection criteria;

(2) rating of alternative patterns and types of office space development against these criteria; and

(3) formulation of guidelines which can be applied by any Development Committee to assess proposed office projects.

In terms of office growth distribution a "Development Desirability Index" is utilized to arrive at preferred locations: This index makes reference to 9 variable.

In reference to the rating of individual proposals the study outlines a Community Impact Assessment Process which, when applied and enforced, can provide any community with strong assurance that only compatible office development will occur. The distinction between compatible and incompatible development is clarified by means of 13 objectives and 31 measurement criteria.

Encouragement of desirable office development is supported by means of an "inverse bonus system" which permits density to approach the maximum whenever this will not result in an unfavourable community impact.

Title: A report On Research Into Patterns Of Recreation And Leisure In The Borough Of North York

Author: James J. Kubas, Social Planner, Borough of North York #2

Format: Soft cover, 64 pages, bibliography, tables, questionnaire, June 1971

Content:

This study was undertaken in the hope that by the examination of actual patterns of leisure time and recreation of different people in different residential types, planning for the best use of potential and available resources in the municipality may take place. Housing type was used as a major variable in this study.

The questionnaire contained four major sections relating to:

1. the social characteristics of the people interviewed;

2. patterns of leisure time and recreation of these respondents and;

3. their suggestions for better provision of leisure time and recreational facilities and services;

4. apartment dwellers and the availability and use of selected facilities and services associated with the various apartment buildings.

The analysis of the information collected pointed strongly to the fact that the present lower density environment appears to be more satisfactory than the high density environment for meeting the needs of families. For apartments the use and frequency of use of current onsite facilities was analyzed as well as some of the design characteristics of high rise buildings, especially as they relate to family use and social interaction. In general it was found that most apartment dwellers had a fairly clear consensus on what facilities were important. For municipalities forecasting an increasing proportion of high density residential development the findings of this report provide considerable direction for formulating municipal policies and requirements for high rise apartments. The significance of the response by apartment dwellers to the survey is even better understood when coupled with two other trends identified by the questionnaire:

(1) the actual persons/unit rate for low density residential uses is lower than expected while the ratio for medium and high density uses is much higher than expected.

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(2) Families in apartments are and will likely increase their tendency to occupy this form of residential accommodation on a longer term basis.

For all categories of residential types the following four major activity fields were analyzed.

(1) Activities in the Household

(2) Passive and/or Commercial or Entertainment type of Activities

(3) Outdoor Activities

(4) Active and/or Non-Commercial Activities

TITLE Study of Public Attitudes to Zoning By-law No. 7625

AUTHOR: Gruneau Research Ltd., for the Borough of North York # 3

FORMAT Soft Cover, 47 pages plus appendices

CONTENT An opinion survey study to determine attitudes of the public and the business community in the Borough to the provisions of Zoning By-law # 7625. This is the By-law that deals with housing standards and which defines who can legally occupy dwelling units in North York.

More specifically, the study was designed to determine attitudes to:

1) the use of dwellings by groups of unrelated persons;

2) use of single family dwellings by more than one family or as rooming or boarding houses;

3) locating children's boarding homes in residential areas;

4) professional offices in residential areas;

5) retail shopping in apartment buildings;

6) questions relating to parking of commercial vehicles in residential areas, parking of cars in front yards of dwellings.

An important part of the study was devoted to determining how many residents had come in contact with the By-law, how many are aware of and understand it's provisions, and how many are concerned with legislation of this type.

The study was implemented through a random sample involving 2500 household heads. Questions were designed to determine residents understanding and opinion of the By-law and its provisions. Remaining questions dealt with other aspects of zoning, and the respondent's views of North York's zoning By-law in relation to those of other municipalities.

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The bulk of the report involves a summary of results for each individual question in the survey, along with applicable interpretations. This is followed by a detailed table of results and interpretations.

The appendix contains tabulated characteristics of the sample of household heads interviewed, the sampling tolerances that apply to the percentage results in the report, a copy of the questionnaire and it's related respondent cards.

TITLE — Report on Underground Parking Garages in Apartment Buildings.

AUTHOR — Borough of North York Building Department and Department of Planning and Development # 4

FORMAT — Soft Cover, 30 pages plus appendices, tables, graphs and illustrations. September, 1974

CONTENT — An investigative survey study and report on the standards of operation of underground garages in apartment buildings in the Borough, with a view to improving maintenance and security therein in the light of the need for the prevention of crime.

Field inspectors first interviewed each superintendent on matters relating to security. On a seperate survey form the inspectors then marked the results of their quantitative measurements and qualitative assessments of the underground garage facilities at the time. The survey attempted to investigate all aspects of the operation, maintenance and security of the garages. The survey form and the resulting report is divided into the following major headings to describe the operation of each garage:

1) access from building;

2) pedestrian exits;

3) ventilation;

4) lighting;

5) garbage doors;

6) ramps;

7) security;

8) cleanliness

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After discussing survey results and major problem areas under each major heading, a combined synthesis was carried out for the following major problem areas:

1) access of unauthorized persons;

2) lighting below current CMHC standards;

3) dirty garage

Each of the above areas of concern were further combined in all ways possible to demonstrate the incidence of occurance as all the major problems in each garage were accounted for.

The appendices include the study's terms of reference, sample survey form, sample of survey letter, master table of tabulated data, survey summaries, graphs and illustrated physical recommendations.

Note:- It is anticipated that the findings of this study will benefit future safety of residents in the Borough and that other municipalities will profit from the initiation and results of this study.

TITLE Report of Mayor Lastman's Committee on Violence

AUTHOR The Mayor's Committee on Violence for the Borough of North York #5

FORMAT Soft Cover, 56 pages including photo reproductions September 1974

CONTENT Report 2 of the Mayor's Committee on Violence, involving a descriptive analysis of the environmental factors relating to violence, the resultant problems, and suggested recommendations. The report notes that much of the recently built housing accommodation in North York, especially high and medium-rise apartment structures and townhouse developments, have serious flaws which help to encourage crime and violence. These environmental flaws are analyzed under the following occupancy and design factors:

1. feeling of control by residents;
2. psychological barriers;
3. site planning;
4. public versus private territory;
5. surveillance;
6. parking garages;
7. combined project facilities;
8. lobby surveillance;
9. fire stairs;
10. corridors;
11. elevators;
12. open space.

The report includes observations of two typical high-rise buildings of different design with varying incidence of violence and crime, a two and three-shorey subsidized rental townhouse and row house project, and two of the most problematic underground parking garages in the Borough.

The report concludes with an effective list of specific recommendations, accompanied by actual crime reports, which relate to environmental factor problem areas and how design and operational changes could alter the existing criminal possibilities.

TITLE North York Civic Centre

AUTHOR Adamson Associates - Architects, Engineers, Planners, for the Borough of North York # 6.

FORMAT Soft cover, 30 pages including drawings, plans and photo reproductions. 1971

CONTENT A master plan design report dealing with the proposed North York Civic Centre. The contents of the report are based on the terms of reference as adopted for the master plan.

The master plan concept for design is to create a mixed use framework for an urban centre which unites Civic, Cultural, Educational and Commercial aspects. The report's descriptive section covers the initial proposals of the master plan for the following major aspects of design and development:

1) sectional master plans;

2) adjacent lands;

3) building forms and materials;

4) landscaping;

5) control

Individual and overall parking requirements are developed within the parking and access section. It also includes initial discussions on parking operations and general access arrangements.

A total of twelve basic design drawings are included in the report, illustrating fundamental site planning, development and operational concepts.

Finally, an economic analysis of the plan is outlined with regard to possible development techniques, costing and an analysis of public financial support that would be applicable to the development.

TITLE A Study of the Conversion of Rental Accommodation to Condominium

AUTHOR Borough of North York Department of Planning and Development # 7

FORMAT Soft Cover, 207 pages including graphs and charts. March 1975.

CONTENT A descriptive analysis and survey study of the conversion of rental housing stock to condominium housing, and the effects and impact on tenants, individual condominium buyers, the owners of rental developments prior to conversion to condominium, and the Borough's housing market in general. Essentially, information was sought to determine the losers, and the winners, as well as the extent and nature of losses and gains caused by the conversion of rental accommodation to condominium.

The introductory section views, in graphs and indexes, the conversion situation in the light of some basic economic trends: The Consumer Price Index, the cost of housing in Metropolitan Toronto, construction cost, the interest rate structure, the number of housing starts, the increased wage index, and the construction cost index. The rental to condonimium conversion application process in North York is also outlined.

The research strategy and methodology, covering the overall survey strategy and extent of the survey, are described in the second section. Also included is a design discussion of the three questionnaires which formed a major part of the data gathering for the study. The three questionnaires designed were; The Project Owners' Questionnaire, The Tenant Questionnaire and The Converted Condominium Projects Questionnaire.

Through the project owners' questionnaire, it was sought to determine the motive, nature, execution and scale of the involvement in the housing industry of the development owners who were applying to convert. The tenant questionnaire was designed to provide an indication of the effects on the tenants of the condominium conversion projects for which applications were on file. The socio-economic family and residency structure of the tenants was also involved.

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The converted condominium projects questionnaire was designed to determine the effects of condominium conversion on the residents in converted housing projects.

The actual results of each set of questionnaires is covered in the third section of the report. The final section presents a number of conclusions derived from the survey.

A comprehensive list of appendices accompany the text of the report. These appendices include the conversion process in diagramatic form, survey questionnaire examples and conduction statistics, and tabulated results of all survey questionnaire statistics.

TITLE Noise Pollution - A Selected Annotated Bibliography

AUTHOR Urban Planning Department, Ryerson Polytechnical Institute for the Borough of North York. # 8

FORMAT Soft Cover, 170 pages, 1975

CONTENT An annotated bibliography organized as a research tool for policy development aimed primarily at the noise pollution problems in North York. Consequently, greater emphasis has been placed upon information sources relating specifically to policy formulation, abatement program organization and noise control implementing legislation. In areas of less concern, only key publications were reviewed and annotated. Noise standards and noise abatement legislation, to a large degree, have not been annotated since such is not required.

Through extensive size, time and resource limits, selective annotation was prepared only for publications relevant for future planning for the specific nature and needs of North York. Unannoted publications were included for future detailed research purposes, if so required.

The bibliography is organized so as to examine noise pollution in terms of; the problem, and noise control, (the solution). These two sections have been divided up into:

(1) Acoustical theory and Sound Measurement;

(2) A General Overview of the Problem;

(3) Community Impact, Land Use, and Social and Economic Consequences;

(4) Hearing Loss

(5) Non-audatory, Physiological Effects;

(6) Psychological Consequences;

(7) General Noise Reduction Literature;

(8) Design Solutions;

(9) Abatement Programs;

(10) Noise Pollution Legislation;

(11) Noise Standards;

(12) Additional Bibliographies and Sources;

(13) Research Centres and Film Libraries;

(14) Noise Abatement Program for North York

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In addition, each of these subject areas are further organized by source of noise.

Note:- This bibliography should prove valuable in assisting any involved Municipal planning staff to become aware of the problems, dangers and measures available to control noise pollution.

OAKVILLE

Title: Speer's Road Buffer Study

Author: Richard Strong, Steven Moorhead Ltd. for the Town of Oakville #1

Format: loose-leaf, 22 pages, illustrations, March 1975

Content:

The purpose of the study is to develop solutions to solve or minimize the visual and accoustical problems where two incompatible land uses (eg. industrial residential) co-exist.

Approximately 20 "buffer types" were classified, based on areas which appeared to have similar characteristics in terms of visual and site physical problems.

The use of deciduous and evergreen vegetation as well as land forming and/or fencing was emphasized since the intention of the solution was to be relatively simple, visually effective all year, and relatively inexpensive so that implementation could be realized efficiently.

As a guide, municipal planning departments, etc., could make use, not only of the solutions proposed, but of the outlines on plant selection criteria, plant list, grass areas and earth berms.

TITLE Report on N.I.P., R.R.A.P., and O.H.R.P.

AUTHOR Town of Oakville Planning Department #2

FORMAT Loose leaf, 6 pages plus appendix.
February, 1975

CONTENT An information report on the following Federal and Provincial Programs; the Neighbourhood Improvement Program (NIP), The Residential Rehabilitation Assistance Program (RRAP) and the Ontario Home Renewal Program (OHRP). The report was prepared as background information to aid in Oakville's neighbourhood planning, especially in conjunction with the implementation of two specific neighbourhood planning programs which were underway at the time.

The following administrative aspects of each program are outlined, both in general terms and for specific implementation in Oakville:

1) application procedure;

2) federal/provincial/municipal responsibilities;

3) types of financial aid;

4) formula for determining financial aid;

5) elegibility criteria

The report includes an appendix containing copies of the official federal and provincial program guidelines, procedures and summaries.

TITLE Population and Development Forecast

AUTHOR Town of Oakville Planning Department # 4

FORMAT Soft Cover, 32 pages including charts, maps and graphs. November, 1972.

CONTEXT A statistical reference report presenting estimates of population growth and future development. As an annual publication, the report provides reference to both short and long range growth. Population growth is projected to the year 2000 while development estimates cover the period ending in 1977.

Since it is a reference work, little attempt at analysis has been made, although the calculation where possible take account of social, cultural and political factors. Population analysis is also presented in relation to similar provincial and national figures.

Note:- This forecast may be used in conjunction with the Official Plan, whose policies it reflects.

TITLE White Oak Trail Report

AUTHOR Sheridan College for the Town of Oakville # 8

FORMAT Soft Cover, 45 pages plus maps. October, 1972

CONTENT A comprehensive proposal study of Oakville's open space, concentrating primarily on the development of the major valley lands and park lands. The main objective of the report is to produce a desirable concept for an integrated park system to inter-connect existing park and valley areas by means of greenbelt linkages. The concept also develops a network of walkways and paths to provide a pedestrian access between many of Oakville's parks and ravines, as well as recreational facilities located within such open spaces.

The integrated greenbelt and parkway system proposed in the report concentrates on the creek valleys and wooded ravines of the Joshua, Wedgewood, Morrison and Sixteen Mile creeks. The existing conditions in each creek valley are examined, and proposals made with reference to active and passive recreational development, public facilities and existing natural resources. With reference to natural resources, a limited inventory of flora, fauna and wildlife is produced for the open space areas under discussion.

The Official Plan policy for river valleys in the Oakville planning area accompanies the text of the report. An illustrative set of maps depicting both the existing situation and re-creational development concepts for each involved creek valley are also included, along with conceptual maps of the proposed integrated park system.

TITLE: Bronte Plan

AUTHOR: A. J. Diamond and Barton Myers for the Town of Oakville #10

FORMAT: 164 pages including maps, photos and drawings, plus six fold-out maps, December 1972

CONTENT: The former fishing village of Bronte was incorporated as part of the Town of Oakville in 1962. Urban sprawl, high-rise encroachment, downtown neglect and arterial road development eventually resulted in dilution of the community's identity. After 1960, Bronte was less a distinct physical entity and more a part of a continuous built-up area spreading along the lakeshore.

This working study on the former village of Bronte was commissioned to provide the community with a viable course of action for the future. The report provides various development considerations and alternatives to accommodate an increased population in a manner more sympathetic to Bronte's village character.

The report meets four objectives of the initial terms of reference. The first is to identify criteria needed to guide appropriate development of Bronte. Secondly, it develops standards for inclusion in the Municipality's zoning bylaw to control development of the area. The third process is to assemble information about developments which will provide a basis for advising interested and affected parties about alternate forms of development. Finally, the report generates, in principle, alternative physical potentials that satisfy geographic, economic and social goals.

TITLE: Bronte Tertiary Plan (discussion paper #1): The Planning Process

AUTHOR: Town of Oakville Planning Department #11

FORMAT: Loose Leaf, 10 pages plus maps, March 1975

CONTENT: The Bronte Tertiary Plan was initiated in order to translate concepts and proposals set out in the Diamond and Myers report, "Bronte",* the Official Plan Review and the Bronte Interim Use Bylaw into a practical and workable programme. The Plan was not meant to be a policy statement but rather an introduction to the different study concepts and ideas.

The programme resulted in the identification of development and redevelopment areas. Within these areas, a number of improvement concepts are presented, including:

1. Cluster Housing;
2. Parking;
3. Sign Treatment;
4. Street Lighting;
5. Strip Development Additions.

The planning and implementation of development, redevelopment and improvement on a neighbourhood scale is briefly discussed. This tertiary planning for Oakville and Bronte provided involvement of interest groups and citizens in the planning process while policies and programmes were being formulated.

* "Bronte Plan", Guide Summary: Oakville #10

TITLE — Bronte Tertiary Plan (discussion paper #2)
Cluster Housing

AUTHOR — Town of Oakville Planning Department
12

FORMAT — Loose Leaf, 23 pages including maps, photos and appendix. February 1975

CONTENT — Cluster housing is the result of a sophisticated land use control known as planned unit development or comprehensive planned development. This report initially describes what cluster housing is in terms of its environmental aspects and distinct advantages over typical subdivisions and other new forms of housing. These advantages are discussed under the following factors of development:

(1) Servicing
(2) Housing Costs
(3) Site Planning and Design Standards
(4) Traffic Circulation
(5) Incentives and Controls
(6) Social and Environmental Implications
(7) Ownership Arrangements

Referring directly to Oakville, initial recommendations are offered for an Oakville cluster plan and zoning by-law in order to overcome the problem of trying to force the principle of cluster housing on a zoning by-law which is inflexible and will not allow for reduced standards.

A comparison of two proposed cluster housing developments in Oakville and an existing development in Connecticut is presented, and indicates three distinct approaches, which will require discussion in the plan program.

The appendix contains excerpts from publicity brochures from two existing cluster housing developments. They are provided for information only.

TITLE Kerr Street Secondary Plan

AUTHOR The Kerr Street Citizens' Advisory Committee and the Town of Oakville. #13

FORMAT Loose Leaf, 8 pages plus maps, April 1975.

CONTENT The Plan defines the desired character of the Kerr Street District of Oakville as seen by the Kerr Street Community through its representatives on the Kerr Street Citizens' Advisory Committee. The basis underlying the Plan is the realization that the vitality of Oakville is dependent not only upon its prosperous and continuous growth, but also upon the preservation of activity in previously developed areas.

The Plan outlines certain areas of the District in need of revitalization, and makes recommendations for their improvement. These recommendations are discussed within the context of the various existing land uses in the District.

TITLE Upper Middle Road: Future Crossing of Sixteen Mile Creek

AUTHOR Giffels, Davis and Jorgensen Ltd. for the Town of Oakville. #14

FORMAT Bound Soft Cover, 31 pages plus drawings, maps and plates, January 1975.

CONTENT Upper Middle Road is located midway between the Queen Elizabeth Way and Highway 5. It extends the full width of the Town of Oakville except at Sixteen Mile Creek where it is dead - ended each side of the deep wide valley.

Future plans are for Upper Middle Road to become a major arterial road and for this to be achieved, connection across the Creek is necessary.

Urban development proposals in this vicinity made it necessary to study how this crossing of the Valley could be achieved. This report contains recommendations for the proposed alignment and right of way required to effect the connection of Upper Middle Road across Sixteen Mile Creek.

Details of design criteria and other factors affecting the project are discussed in the individual sections of the report.

TITLE Bronte Lakefront Study

AUTHOR F.J. Reinders and Assoc. Ltd. for the Town of Oakville. #15

FORMAT Bound Soft Cover, 48 pages including drawings, maps and photos, September 1974.

CONTENT Extensive erosion emphasized the need to protect various lakefront properties owned by the Town of Oakville. It was felt that in lieu of isolated treatment of various erosion areas, a study of a continuous lakefront section would be beneficial to the long range use plans for the Bronte area.

The study concerns itself therefore with a particular continuous section of lakefront between Bronte Harbour and the eastern limits of Coronation Park.

Making extensive use of the wave climate data obtained in the 1973 Lakefront Erosion Study, combined with specific field data, a design base is established. This design base can be applied to the final design of any adopted proposal for the area under consideration.

In addition to the design base and criteria, protective works are proposed, alternative erosion solutions are offered, and alternative plans and estimates are selected.

TITLE Report on Day Nurseries

AUTHOR Town of Oakville Planning Department # 16

FORMAT Loose Leaf, 7 pages plus maps and table
February, 1975

CONTENT A descriptive analysis considering the subject of day nurseries generally and making recommendations with respect to zoning amendments.

An initial brief summary of provincial regulations relating to day nurseries is presented, followed by Oakville's definition of the three types of facilities; Day Care Centres, Nursery Schools, and Private Home Care Programs.

The existing situation in Oakville with regard to present facilities is delineated into the following topics of discussions:

(1) Land Use;

(2) Oakville General Day care Needs;

(3) Zoning;

(4) Official Plan - Residential Uses;

(5) Site Selection

A general discussion follows, dealing with conversions to day care usage, and day care in multiple family dwellings. The scale of day care operations is also mentioned. Finally, the following recommendations are presented:

(1) adoption of report's guidelines for day care site location;

(2) deletion of "nursery schools" as a permitted use in zoning by-law, and that future applications be considered on their own merit and subject to site plan controls;

(2) private home day care be defined in the by-law and included as a permitted use in all permitted residential zones.

Note:- Assessing the adequacy and changing demand for day nursery facilities and private home day care in Oakville is beyond the scope of this report.

TITLE Housing Policy Paper: Phase I

AUTHOR Town of Oakville Planning Department. #17

FORMAT Loose Leaf Staff Report, 14 pages, January 1975.

CONTENT This housing policy statement was prepared for the Ministry of Housing in order to secure funds to help to implement the Official Plan housing policies which were set out in the Proposed Official Plan.* The intent of this policy statement is to indicate the Town's willingness to undertake specific planning for housing in three main areas:

1. Municipal Land Assembly;
2. Investigation and Feasibility of Planned Unit Development;
3. Studies of feasibility of reduced lot sizes and levels of services but not quality of services in order to reverse the erosion of the middle income home.

With the lack of capacity of the major sewer plants and resultant curtailment of new housing, the statement initially concentrates on policies for in-fill housing in the developed areas of the Town. These policies deal particularly with the Bronte District where the municipality is encouraging early implementation of Official Plan proposals which support assembly and redevelopment of commercially zoned lands for housing on a phased basis. These policies also include statements on low income housing.

In addition the paper investigates new forms of housing i.e. cluster housing, planned unit development and large scale single-family condominium homes.

The final feasibility discussions on reduced lot sizes and levels of services include an evaluation of the zoning provisions, street widths and servicing standards.

*Proposed Official Plan", Guide Summary: Oakville #7

TITLE: Environmental Plan: Philosophy and Perspectives (Background Paper No1 1)

AUTHOR: Town of Oakville Planning Department #18

FORMAT: Loose Leaf, 42 pages including tables, May 1976

CONTENT: This background paper to the Oakville Environmental Plan outlines the methodology and study data necessary for development of the Plan and the policies to ultimately be adopted.

The purpose of the Plan is to define critical choices and future options for development of the municipality based on a resource inventory of components of the existing natural environment. The Plan will also result in a series of policy directives which may be incorporated into the Official Plan.

The areas of natural inventory information collection are described, but no study data is offered at this stage of the Plan. The natural environment analysis process is also explained and various aspects of the process are described in detail. Comments are also offered regarding agricultural and ecological zoning, and impact and scenic views zoning by-laws.

Attached to the background paper if the first in a series of Discussion Papers. It sets out a proposed framework and work program for preparation of the Environmental Plan.

OSHAWA

TITLE Secondary Planning Procedures

AUTHOR Oshawa Planning Board # 1

FORMAT Loose Leaf, 5 pages including flow chart
1974

CONTENT A neighbourhood planning procedure paper outlining in detail the process involved in formulation of secondary plans.

The report initially discusses the basic elements and main function of secondary plans. This is followed by a detailed procedure for the co-ordination of the input of technical staff, public representatives (Planning Board and Council), and the public.

A listing is presented of the agencies involved in the Technical Co-ordinating Committee, and their respective responsibilities within the Committee.

The remainder of the report basically lists the stages of the secondary planning process, the planning sections or individuals responsible for each such stage, and the estimated time of stage completion. All information sources and involved groups all included, finally resulting in a flow-chart schedule of the entire secondary planning process as it relates to neighbourhood planning.

TITLE: Rezoning Procedures

AUTHOR: City of Oshawa Planning Department. #3

FORMAT: Loose Leaf, 6 pages, 1974

CONTENT: The paper presents the rezoning procedure in Oshawa, and the various responsibilities of the applicant and the local government within this procedure.

The procedure is outlined from preliminary discussions with the applicant to the final step of applying for a building permit. Each step in the procedure is individually explained and processing time, in days, is allocated.

The paper also provides a list of maps and drawings which must accompany an application for rezoning. The list also includes the basic requirements for site plans and building plans.

NOTE: A more recent procedural paper should be requested.

TITLE: Procedure for Approval of a Plan of Subdivision

AUTHOR: City of Oshawa Planning Department. #4

FORMAT: Loose Leaf, 5 pages, 1974

CONTENT: Similar to the other procedureal papers from Oshawa, this paper follows the Plan of Subdivision procedure from preliminary discussions to registration. Each step is described separately and responsibilities of the applicant and the local and provincial governments are outlined.

The subdivision procedure also provides the names of all outside and city agencies which must be involved in the Oshawa process.

NOTE: A more recent procedural paper should be requested.

TITLE Building Permit Procedure

AUTHOR Oshawa Planning Department # 5

FORMAT Loose Leaf, 10 pages plus flow-chart
1974

CONTENT A report dealing with the procedure for obtaining a building permit, and the ensueing processing procedure in the City of Oshawa.

The report outlines and briefly describes the actual building permit application form, as well as ancillary application forms such as sewer connection, lot levy and roadway damage deposit forms which are necessary for commencement of any development or alteration, where applicable. Fees associated with these forms are included in this discussion.

The requirements of the building plan or drawings to accompany the building permit are laid out in detail, and divided into requirements for various types of proposed structures.

The building permit processing procedure is followed from start to finish, with the aid of an accompaning flow chart. In addition, excerpts from the Building By-law are presented, and outline the major duties and responsibilities of the property owner upon successful receipt of a building permit.

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F03 F08

TITLE: The Neigbourhood Planning Concept

AUTHOR: City of Oshawa Planning Department. #6

FORMAT: Loose Leaf, 7 pages plus map, June 1972.

CONTENT: The report introduced the secondary plan concept as a cardinal element of the planning process in Oshawa. Secondary plans, as defined by the City, are formulated to provide a framework for guiding public and private decision - making in the development of city neighbourhoods. The policies described in this paper which are articulated in these plans pertain to:

1. The location and distribution of various types of land uses which include residential, commercial, institutional, and open space uses in residential neighbourhoods.

2. The intensity of land use development, related to the capacity of the service infrastructure - roads, sewers, etc.

3. The location and pattern of various types of streets.

TITLE Preliminary Analysis of Ontario Housing Action Program

AUTHOR Oshawa Planning Department # 8

FORMAT Loose Leaf, 8 pages of plus 2 appendices
1974

CONTENT A critical economic analysis dealing with the effects of the Ontario Housing Action Program on the City's cost of residential housing development.

The report initially reviews the effects of tax stabilization measures provided by OHAP to the Oshawa situation. These measures are analysed in terms of interest free loans and lump sum payments for various operating and capital costs.

Suggested improvements to OHAP for Oshawa are presented to maintain current average annual new housing unit starts in the immediate future without any increase in local taxes. The freezing of levy rates by OHAP municipalities is criticised as being unrealistic, and an alternative action is proposed.

The first appendix outlines in some detail the methods used to determine the cost of residential housing to the City of Oshawa, and the effects of the OHAP on such costs. This analysis covers municipal operating costs, education costs, municipal services contruction and available support for housing from industrial/commercial tax revenue. Graphic references to these discussions are provided by a number of tables and charts in the second appendix.

Note:- Although pertaining to a specific situation, the report outlines a methodology of OHAP analysis which may be applied to a municipality involved in similar aspects of the program.

TITLE: Staff Committee Report to the Executive Committee on Intergovernmental Staff Meetings to Study O.H.A.P. Tax Stabilization Provisions.

AUTHOR: City of Oshawa #9

FORMAT: Loose Leaf, 6 pages including tables and graph, November 1974.

CONTENT: This summary report presents the results of formal discussions in 1974 between the City's staff committee and officials of the Ministry of Housing and T.E.I.A. The discussions involved the tax stabilization provisions contained in the Ontario Housing Action Program, and the average dwelling unit service cost figures developed by the City.

Provincial statements note a number of considerations that ought to be taken into account in analyzing the functional components of the average annual deficit per dwelling unit figures. The relationship of these provincial statements on the O.H.A.P. Program is described.

The concept of area rating in determining the provision of services is briefly examined. A number of typical soft services are judged as being either suitable or unsuitable for area rating.

Two schedules are also provided. The first sets out the annual deficit per dwelling unit and number of units per year which can be sustained without an increase in the tax rate, both with and without O.H.A.P., and considering several arterial and collector road levy figures. The second schedule sets out the increase in the annual mill rate required to sustain Oshawa housing development for a similar range of housing policy possibilities. A nomograph is also developed to relate housing starts, deficits due to housing starts and industrial and commercial assessment growth.

TITLE: Commercial Parking Lot Design Standards

AUTHOR: City of Oshawa Planning Department. #10

FORMAT: Loose Leaf, 5 pages, January 1975

CONTENT: An excerpt of the 1973 Official Plan's General Commercial Land Use Policies relating to commercial parking lot design standards.

Since the City in 1975 utilized site plan control to regulate the majority of elements in shopping centre development, no design standards for commercial parking lots were included in the Zoning By-law.

The Official Plan policies supplied in this paper relate to:

1) Planned Commercial Centres;
2) Arterial Commercial Areas;
3) General Commercial Land Use Policies;
4) Land Use Relationships;
5) Accessibility;
6) Functional Design;
7) Urban Environment Asthetics.

PETERBOROUGH

TITLE A Comparative Evaluation of Urban Computerized Data Systems by City of Peterborough Planning Department.

AUTHOR City of Peterborough Planning Department # 1

FORMAT Soft Cover, 62 pages including appendices. December, 1974

CONTENT The major focus of this report involves computerized storage/retrieval systems in planning. Although data banks stored by computer have the advantages of speed, accuracy and efficiency, the disadvantage of high cost necessitated the production of this report to study the suitability of a computerized data system for Peterborough.

The objectives of the study are to provide:

(1) a summary of developed urban data systems, and establish relevance of such to urban data bank development in Peterborough;

(2) recommendations on how the City should co-ordinate base data collection, and investigate the feasibility of providing a computerized data storage/retrieval system;

(3) an outline of the Department's information needs, and their relation to needs of other civic departments.

The report initially outlines final recommendations. These are aimed at the provision of a more useful storage/retrieval system enabling easy conversion to a computerized system.

Next, the following major questions are posed and discussed:

(1) What is the intended purpose and function of the system?

(2) What data is to be stored in the system?

(3) What are the best methods of storage and retrieval, and should system be manual or computerized?

This section is followed by fairly brief outlines of computer planning data systems that are, or are nearly, operational. The areas involved in these discussions are:

(1) City of London;

(2) City of Ottawa;

(3) Regional Municipality of Ottawa-Carlton;

(4) The National Capital Commission;

(5) City of Sault Ste. Marie;

(6) City of Toronto;

(7) City of Calgary;

(8) Regional Municipality of Waterloo;

(9) Regional Municipality of Hamilton-Wentworth;

The report is concluded with appendices which include a chronological review of relevant literature, sources of information, information on geocoding, a listing of relevant data items and a glossary of acronyms and terminology.

Note:- A pertinent study for any planning department engaged in a review of manual or computerized data storage/retrieval systems and data banks, as opposed to information systems.

Data - basic statistical facts upon which planners base their projections and model building.

Information - an aggregation of facts so organized to be regarded as knowledge. "Information" is organized "data", and is, in this study, meant to include periodicals, documents and published journals.

TITLE Planning Process and Procedures

AUTHOR Peterborough (City of) #2

FORMAT 2 parts, 44 pages, Feb. 1975.

CONTENT Planning Process and Procedures is a compilation of many procedures adopted over the past five years by the City of Peterborough. Part I is an overview of the municipal planning process in general as well as with particular reference to the City of Peterborough. Part II is a detailed description of the City's planning process and procedures. It includes such things as a statement concerning the aims, role, membership and staff of the Planning Board; it identifies the various duties of the Planning Board and the Planning Director; it spells out the rules governing the proceedings of the Board; it clarifies the procedures to be followed at public meetings and the steps that a citizen must follow when applying for various approvals for subdivision or amendments to zoning; it indicates how notice is provided to citizens with respect to public meetings on development as well as how citizens as special interest groups are contacted with respect to planning matters before Planning Board.

TITLE: Office Consolidation - Restricted Area Zoning By-law 1972-120

AUTHOR: City of Peterborough Planning Department #9

FORMAT: Loose Leaf, 98 pages plus maps and schedules, December 1975

CONTENT: A standard By-law to regulate and restrict the use of land and buildings in the City of Peterborough.

The contents of the By-law specify permitted uses and regulations for the following zoning designations:

1) Residential District (R.1 to R.6)
2) Commercial District (C.1 to C.6)
3) Industrial District (M1, M2, M3)
4) Public Service District (PS)
5) University and College District (UC)
6) Open Space (OS.1, OS.2,OS.3)
7) Development District (D.1, D.2)
8) Special District (SP.1 to SP.23 etc)

The By-law also contains policy statements, regulations and general information on the following activities:

1) Application and Administration;
2) Land Use Districts and Maps;
3) Parking, Loading and Driveways;
4) Signs;
5) Supplementary Regulations.

PICKERING

TITLE: Rosebank Neighbourhood Tertiary Plan

AUTHOR: Town of Pickering Planning Department. #1

FORMAT: Bound Soft Cover, 77 pages including maps, tables and charts, 1975

CONTENT: The Rosebank neighbourhood is a large, considerably undeveloped and newly services area south of Highway 401 in the Town of Pickering. In the early preparation stage of a Community Secondary Plan Study for the community in which Rosebank is located, it was decided to undertake a more particular Tertiary Plan Review of the neighbourhood. A background discussion paper for the Rosebank area was initially prepared in early 1975.

The first part of the Tertiary Plan provides a summary of the public review and evaluation of the background discussion paper. Individual submissions are also listed and two questionnaire responses are examined, involving "Issues and Alternatives" and "Lot Severances and Zoning".

Part two of the report presents the Rosebank Neighbourhood Recommended Tertiary Plan. The general concept and design for development recommended for the neighbourhood are discussed. The recommended plan is presented in terms of land use, open space, neighbourhood services, transportation, pedestrian access, and housing and development. Both general and specific recommendations by block are also offered.

TITLE: Rosebank Neighbourhood

AUTHOR: Town of Pickering Planning Department #2

FORMAT: Bound Soft Cover, background study to Pickering Report #1, 32 pages including maps, charts plus questionnaire, February 1975

CONTENT: A background study on the Rosebank neighbourhood, prepared for evaluation and discussion by all those interested in participating in the planning process.

The report outlines the existing characteristics of the Neighbourhood, covering such topics as; natural features, land use and property ownership characteristics, community facilities and population.

Included in the report is a brief outline of existing planning policies and controls, and a summary of planning issues and concerns to be considered in future planning. The concept of development is described in terms of constraints, assumptions and plan alternatives. Three alternative concepts of possible future development strategies are also offered.

RICHMOND HILL

TITLE: Lake Wilcox Study

AUTHOR: Dillon Consulting Engineers and Planners for the Town of Richmond Hill #1

FORMAT: Bound Soft Cover, 121 pages plus maps and 3 appendices, September 1974

CONTENT: The Study provides an analysis of the complex physical, social and environmental problems of the Lake Wilcox Community in Richmond Hill. The main purpose is to propose a strategy for their control and alleviation. The analysis and planning proposals for the Study Area were formulated to serve as a framework within which the future growth and development of the whole Wilcox Lake area could be planned and assessed.

The analysis and recommendations of the Study provide a basis for an amendment to the Official Plan of the Town, for the Wilcox Lake Planning Area.

The existing conditions within the Study Area are identified by planning elements and include:

1. Housing and Population Characteristics;
2. Community and Social Analysis;
3. Hydrology;
4. Natural Features;
5. Gravel Pit Rehabilitation;
6. Services;
7. Holding Tanks and Sewage Haulage Systems;
8. Neighbourhood Improvement and Residential Rehabilitation;
9. Implementation of Land Clearance Program;
10. Mortgage Rates

ST. CATHARINES

TITLE: Procedures (for project developments requiring by-law amendments)

AUTHOR: City of St. Catharines Planning Department #1

FORMAT: Soft Cover, 13 pages plus 2 flow charts, 1975

CONTENT: A collection of general procedures for project development requiring by-law amendments, produced by the City for the benefit of developers.

The first section outlines the specific procedure for application and site plan agreement to be followed in the development of a building project where a zoning amendment is required.

Notes are offered which explain a number of site plan terms. An example of a proper site plan is included, along with a copy of the "Details of Development" form.

The report concludes with an explanation of general procedures for subdivision development and subdivision agreement. Flow charts of by-law amendment procedures and general procedures for subdivision development are included.

TITLE Report on Cul-de-Sac Standards

AUTHOR City of St. Catharines Planning Department #5

FORMAT Loose Leaf, 3 pages including technical diagram
July, 1974

CONTENT A brief memorandum proposing standards for location of services on cul-de-sac streets. The purpose of these criteria is to avoid problems previously encountered by the various utilities trying to install their services in different types of cul-de-sacs with varying throat widths.

With regard to submission of draft plans of sub-division where abnormal cul-de-sacs are proposed, a number of required supporting technical points are outlined. A diagram is also enclosed, showing the location of services on a standard cul-de-sac.

TITLE Buffer Landscaping

AUTHOR T.N. Salter for the City of St. Catharines Planning Department #6

FORMAT Loose Leaf, 13 pages including drawings

CONTENT A descriptive requirements' report illustrating a number of buffering designs and methods to be used in screening zones of varying, incompatible land use. Through combined utilization of natural screening and decorative, textured wall design, an aesthetic and functional asset to the development is anticipated.

The report recommends and illustrates a number of landscape buffering designs. Each design includes an introductory description, suggested species of vegetation to be used, ground layout specifications, and a descriptive sketch of the layout. The designs and methods covered in the report are:

1) Deciduous Trees
2) Deciduous Shrubs
3) Coniferous Trees and Shrubs
4) Ground Covers and Conifers on Berm

The report concludes with general comments which provide certain alternatives and variations to the previous recommendations. It would be possible to incorporate several of these ideas into any site landscaping plan.

TITLE: A Review of the Nature of Density Standards and Performance Criteria for Residential Development

AUTHOR: City of St. Catharines Planning Department #8

FORMAT: Loose Leaf, 19 pages including drawings and appendix, October 1970

CONTENT: Initially, the study examines what density is, how and why it is measured, and how it is controlled. These statements are based on a number of opinions gained from various sources.

Since the intensity in the way land is put to use affects the public cost aspects of land development, the economy and convenience of density is analysed.

Adverse effects of density are studied in terms of the disadvantages of most medium-high density residential development. Deviation and flexibility in density standards are also examined as related to bonus systems in residential development and density control. Finally, the existing (1970) residential density criteria for the City is outlined.

A listing of bibliography and references is offered, and the appendix presents proposed development standards for townhouses in the City.

TITLE Report on 5% Dedication for Park Purposes

AUTHOR City of St. Catharines Planning Department #9

FORMAT Loose Leaf, 3-page interdepartment memorandum
August, 1974

CONTENT A brief memorandum prepared to clarify existing procedures relating to 5% dedications for park purposes, and to obtain direction on future policies. The report documents the results of a survey and recommending procedures for 5% dedication on land severances.

The introductory section provides an explanation of the difference between a registered plan and a C.P. or corporation plan.

The remainder of the report provides three policy statements dealing with 5% dedication. The first statement covers park dedication where new, vacant residential lots are created within the urban area. The second deals with dedication where new, vacant residential building lots are created within the rural area. For the purpose of these policies, the "Urban" and "Rural" areas are as defined in the City's Official Plan.

The final policy statement discusses both City and applicant involvement in the actual appraisal of the land for dedication.

TITLE: Louth Land Use Report

AUTHOR: City of St. Catharines Planning Department #10

FORMAT: Loose Leaf, 30 pages including tables and graphs, June 1969

CONTENT: A land use study which gathered information to assist in the preparation of detailed land use maps, in the light of regional government for the Niagara Area. After regional formation, the boundary of the City was extended westerly to include 7,000 acres of the former Township of Louth.

This survey included an examination of not only agricultural areas, but also residential, industrial and commercial activities. Building height, building condition, abutting road condition and all other individual parcel uses were recorded.

General land use trends are offered, followed by details of trends related to various land uses and building types.

The appendix provides simple statistical tables listing percent of land use type by blocks within the study area. Detailed agricultural statistics are also related to 1955-56 figures.

TITLE: Public Participation in the Subdivision Process

AUTHOR: City of St. Catharines Planning Department #11

FORMAT: Loose Leaf, 7 pages plus sketch, July 1974

CONTENT: A report submitted as background material to the development of a complete public participation program.

The paper deals mainly with providing public notice of proposed plans of subdivision. A recommendation is developed to provide public notice through the use of a standardized sign policy. The purpose and specifications of this sign policy are described.

TITLE Home Occupations

AUTHOR City of St. Catharines Planning Department #12

FORMAT Soft Cover, 56 pages plus questionnaire tabulation, January 1972

CONTENT A survey report initiated by Council to collect and present available information from twelve Southern Ontario municipalities with regard to zoning by-law regulations permitting home based businesses in residential areas. Such a survey was requested to assist in a review of St. Catharines' by-law enforcement procedures as related to these kinds of uses.

The report contains the following information:

1. Covering Letter
2. Questionnaire
3. List of Contact Persons
4. Tabulation of Findings
5. Letters of Reply and Associated Information

The questionnaire itself deals with the following aspects of home occupation:

1. status of home occupation as determined by applicable regulations
2. permitted uses and applicable regulations
3. responsibility for regulation enforcement
4. method of enforcement
5. enforcement through court action
6. problems or complaints caused by such uses

The form of reply from the contacted municipalities is mainly appropriate excerpts from applicable by-laws along with supporting written material.

Note: St. Catharines by-law regulations are not included in the report.

TITLE: Proposal for the Preparation of Secondary Plans for the West St. Catharines Area

AUTHOR: City of St. Catharines Planning Department #13

FORMAT: Bound Soft Cover, 7 pages plus appendix, January 1975

CONTENT: A two-part report which presents a draft proposal to prepare secondary plans for West St. Catharines (former community of Pelham) and recommendations for the provision of a planning advisory committee to arrange public participation in the secondary plan process.

The initial proposal outlines the basic process and framework required to achieve secondary plans for the area. Also included are phases and options for public participation in the process. Major land use planning elements are described to be used as the contents of the secondary plans. The detailed data base to be collected and compiled with regard to the study area is also outlined.

The planning advisory committee is described in terms of duties and functions, committee composition and committee establishment.

TITLE: St. Catharines Housing Study

AUTHOR: City of St. Catharines Planning Department #14

FORMAT: Bound Soft Cover, 85 pages including tables, maps, and graphs, October 1975

CONTENT: The purpose of this report is to examine the housing situation in St. Catharines in order to identify major needs and problems as they affect the residents of the City and to generate alternative strategies which could be implemented by Council so as to assist in meeting the shelter needs of the residents.

As well as examining the overall housing supply in terms of the physical adequacy of the stock and recent construction trends, the report also identifies the major areas of need with regard to the availability of accommodation and the problems relating to the cost of accommodation. These major concerns are summarized and alternative strategies to improve the housing situation are also offered in addition to the specific strategies.

SCARBOROUGH

Title: Condominium Report

Author: Scarborough Planning Department # 1

Format: Soft cover, 42 pages, questionnaire, January 1975

Content:

This report represents the findings of the Borough's effort to identify those areas in which existing condominium developments and owners are experiencing problems and what potential avenues are open to this Borough for improving deficiencies; both current and future.

The report is based on two symposia one held with directors of condominiums, the other with the development industry.

Some reference is given to why the condominium concept has recently been readopted by society; i.e. to provide basic housing and to give owners the opportunity to improve, decorate or renovate in a manner and at a time that was most convenient.

The issues raised out of that premise were classified into 4 categories:

1. Development
2. Ownership
3. Maintenance
4. Municipal Services

Development of condominiums is broken down into 7 phases:

1. Proposal Phase
2. Specification Phase
3. Construction Phase
4. Marketing Phase
5. Occupancy Phase
6. Registration Phase
7. Completion Phase

Under the Proposal Phase a number of site features are commented on, including size, where the opinion was expressed that successful condominiums are small condominiums. Interest was also expressed in the creation of a special committee for consideration of condominium proposals and for special agreements to be drawn up between the developer and the Borough relating to condominiums.

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Following the outline of issues an excellent summary of concerns is given which are defined under 3 broad categories; i.e. concerns;

1. Related to Private Property
2. Related to Municipal Standards
3. Related to Consumer Protection

Alternatives for action are then documented for each concern identified under the above headings: With regard to Consumer Protection a list of items that might require referencing, if a Condominium Prospectus was introduced as a condition of approved, is well set out. So too, is the description of what would have to be addressed if a Standard Purchase Agreement was deemed a worthwhile objective.

This analysis would be of interest to any municipality which is the recipiant of condominium proposals.

Title Streetscape

Author: Malek & Associates Inc. for the Borough of Scarborough Planning Board # 3

Format: 101 pages, illustrations, graphics, tables June 1975, bound, soft cover.

Content:

An excellent well illustrated, study which addresses itself to some of the problems of the "streetscape" (i.e.physical clutter and visual chaos).

A system of evaluation is developed as a planning tool for use in determining the visual impact of a street environment on the viewer (vehicular, pedestrian). This system employs an inventory that scores the value of several visual elements in the streetscape. This inventory model illustrates the method used to determine strong points and deficiencies in any given area of the street environment (visual corridor). For this particular study a 4 block stretch of a six lane arterial roadway (Eglinton Ave.) was examined.

Examination is carried out on how the 4 major types of circulation conflict between automobiles and pedestrians: bus stops, pedestrian crosswalks, controlled intersections and parking areas can more clearly and distictly expose their purposes day and night. The principle of byoptics (visual illusion) is explained; street furniture and night lighting (different standards of intensity) are illustrated.

When analyzing the effects of commercial advertising on the streetscape the principle of establishing a set of priorities for transferring information is discussed through the use of "channels of information". Advertising to be successful, they point out, should be able to withstand the exposure of daylight as well as darkness at night and should comply with the limitation of the amount of information that people can receive, process and remember.

A closing section on reverse lot barriers along major roadways is also well illustrated with several problem solving techniques described.

TITLE Development Control

AUTHOR Scarborough Planning Department #4

FORMAT Soft Cover, 48 pages plus specifications and drawings. February 1975

CONTENT An extremely professional, comprehensive report dealing with the enactment of a by-law and associated agreements to control many aspects of development in the Borough which are not now controlled. The development control legislation would provide for enforcement of site requirements for initial construction through agreements registered on title and binding on future purchases. It also would provide for certain maintenance requirements.

The objectives of development control, as outlined in this report, are:

1) To provide for excellence of design and compatibility of development;
2) To provide for completion and maintenance of development in accordance with approved development plans;
3) To develop a responsive and efficient organization to administer procedures necessary in meeting objectives 1 and 2.

The text initially deals with anticipated problems associated with development control, and the solutions presented by development policy legislation. The roles and responsibilities of all involved municipal departments are covered, as well as amendment, inspection, information and default provisions.

The indepth list of schedules include, for example:

1) Recommended administrative procedures for involved departments;
2) Development control procedures illustrated in flow chart form;
3) A draft sample of the Development Control By-law, Development Agreement and Maintenance and Use Agreements;
4) A list of performance criteria.

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Finally, a list of development specifications and standard drawings is presented, to be included in the agreement where applicable.

The suggested legislation is intended to provide solutions to the administrative problems associated with development control, and solve existing site development problems experienced by the Borough.

TITLE — Residential Siting Standards and Land Use Relationships within Residential Subdivisions.

AUTHOR — Borough of Scarborough Planning Board #5

FORMAT — Soft cover, 10 pages including illustrations, 1967.

CONTENT — A brief review of residential siting standards for single family houses, single family houses (reversed lots), semi-detached houses, semi-detached houses (reversed lots), street townhouses, block townhouses, and apartments.

The relationships between these land uses as they would exist in plans of subdivision are graphically produced in two illustrations; stratification with some mixing, and complete mixing.

NOTE — The Borough's residential siting dimension standards and apartment standards are listed with corresponding maximum and/or minimum figures.

TITLE — Report on the Activities of the Scarborough Planning Board - 1973

AUTHOR — Borough of Scarborough Planning Board # 6.

FORMAT — Soft Cover, 18 pages including maps and photo reproductions

CONTENT — A brief summary of the activities of the Scarborough Planning Board during 1973. The four principal sections of the report are:

(1) Board Structure
(2) Board Function
(3) Examples of Major Board Activities in 1973
(4) The Design Award Program Winners for 1973

The report makes beneficial use of graphic examples (maps and photographic reproductions) to complement the text.

TITLE Study of Interim Housing Policy

AUTHOR Paterson Planning and Research Limited for the Borough of Scarborough Planning Board # 7

FORMAT 272 pages, illustrations, charts, maps October, 1974

CONTENT This extremely well documented study was produced to assist the Borough in preparing residential planning and development policies. The terms of reference called for a housing policy study which would permit immediate interim decisions to be made with respect to provincial housing program participation, and to private housing development applications.

Relating to the Borough's terms of reference, the study is organized into the following five sections:

(1) Existing and emerging socio-economic composition patterns and demography of the Borough within the Census Metropolitan Area (C.M.A.) context. (Metropolitan Boroughs, City of Toronto, City of Mississauga)

(2) Housing growth potential based on assessment of the development status of vacant and unzoned sites.

(3) Financial implications of O.H.A.P. development as compared to standard housing development in the Borough.

(4) Short and long-term housing policy options.

(5) General nature of appropriate housing growth in the Borough's individual communities and neighbourhoods, in terms of balance and compatibility.

The report is summarized in the form of detailed recommendations, all relating to the present socio-economic and housing conditions in Scarborough, and its housing goals and objectives for future development. Topics of recommendation include:

(1) development status of proposed and planned developments;

(2) the effects of O.H.A.P. projects from an assessment and Borough revenue viewpoint;

(3) short-term construction targets;

(4) mixture of housing types for planned/zoned vacant sites;

(5) O.H.A.P. short-term proposal targets and selection procedures;

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(6) rental conversions to condominium units;

(7) policies for balanced community development.

Finally, the report concludes with a lengthy appendix, presented in the following four parts:

(1) Socio-economic comparisons between Scarborough and other communities in the C.M.A.

(2) An inventory of Scarborough's vacant zoned and/or planned residential site capacities (tables) and locations (Maps).

(3) Summary of the housing policy of the Province, Metropolitan Toronto, and selected Boroughs.

(4) Scarborough's population, labour force, and housing characteristics by neighbourhoods, communities and planning districts in 1971, presented as a coded computer program output.

Although focusing on Scarborough, this report should be of considerable comparative and reference value for all municipalities with the Census Metropolitan Area.

TITLE Standards for Provision of Municipal Parks

AUTHOR Borough of Scarborough Planning Board
8

FORMAT Softcover, 19 pages including maps, April 1968

CONTENT This policy report was produced as a complete review of Official Plan Park Standards in Scarborough. The necessity of such a report, at the time, was based on the existing and anticipated introduction of high-density residential development in the Borough, which rendered the existing Official Plan Park standards inappropriate.

In general, the report analyses the basic requirements for all types of parks as related to the various land uses, population characteristics and social criteria of the Borough. The text is presented in the following five parts:

(1) basic need and purpose of parks in the Borough;

(2) existing (1968) basic functions and facilities of the parks;

(3) standards for municipal parks in terms of acreage, population/acre ratio, and walking distance;

(4) park deficiency areas and parkland acquisition methods;

(5) relation of park needs and standards to population density.

A summary and list of specific recommendations follow. These recommendations include a number of updated parkland provision standards to be adopted as a guide in the preparation of Secondary Plans.

TITLE Report on Scarborough Industrial Land Use Policy and Proposed Policy with Respect to Office Development.

AUTHOR Borough of Scarborough Planning Board # 9

FORMAT Soft Cover, 8 pages plus photo reproductions. 1974

CONTENT Primarily a policy report dealing with the location of office uses within the Borough's industrial districts. The report concentrates on three main areas of discussion:

(1) A review and explanation of Scarborough's existing Industrial Land Use and Commercial Policies with respect to Official Plan industrial districts;

(2) An examination of location requirements and land use characteristics of office uses;

(3) A formulation of general office use location policies in the context of the Borough's Official Plan.

Office use location requirements are based on a similar consultant study produced for North York. Location factors are outlined from a managerial and employee viewpoint, and a public viewpoint.

The report concludes with recommendations aimed at general location policies and specific location priorities for Major General Office Uses concentrations in the Borough. This includes provisions for office uses in industrial districts.

The recommendations should be of interest to municipalities which utilize the Commercial Core Concept and Industrial District policy for control of non-residential land uses.

NOTE The policies produced in this paper were subsequently carried by Planning Board and approved by the Board of Control.

TITLE Large Lot Study

AUTHOR Borough of Scarborough Planning Board # 10

FORMAT Loose-leaf, 86 pages including reference maps
March 1975

CONTENT This Borough inventory report is basically concerned with areas that should be conserved and developed for residential lots of 8,000 square feet and over. Recommendations to retain or amend zoning by-laws and/or secondary plans so as to establish large lot policies for each study area are also included.

A review of all residential communities was implemented in three schedules:

(1) Total number of large lots by communities.

(2) Map showing reference areas and number of large lots in each area.

(3) Maps and inventories.

The schedule 3 inventory includes the following information for each specific area:

(1) predominent size of existing housing;

(2) predominent lot size;

(3) zoning restrictions;

(4) median value of dwellings;

(5) condition and character of existing housing;

(6) vacant lots or other opportunity for further large lot development;

(7) number of large lots in the area;

(8) special amenities of the area that may justify large lot area designation;

(9) remarks (maintaining or amending existing by-law)

NOTE A report specifically oriented to the Scarborough situation, although the methodology and basis for recommendations may be referred to for similar studies.

TITLE Service Station Policy in Scarborough's Official Plan.

AUTHOR Borough of Scarborough Planning Board # 11

FORMAT Loose-leaf, 64 pages including maps and tables. August 1974.

CONTENT The purpose of this report is to formulate a service station policy to be recommended to Council as an Official Plan amendment. The Policy would achieve a basis upon which the Borough can regulate the quantity and locational aspects of service stations, having regard for:

(1) Viability of the operation from the entrepreneur's viewpoint:

(2) Adequacy of the service station use or uses to provide a convenience of services to the citizens of Scarborough;

(3) Population relationships of the Borough, and any other considerations deemed appropriate.

The initial discussions, narrowed to include only quantity and locational data, progress from an analysis of the service station problem and factors of influence, to possible solutions.

The service station problem is analysed under the following headings:

(1) the problem setting in Scarborough;

(2) problems and solution formation;

(3) existing situation - facts on location, numbers, trends;

(4) municipal objectives of service station land use;

(5) differentiation between existing situation and objectives.

The report continues with solutions to the previously defined service station problem. Approaches taken by other area municipalities in the Metropolitan Toronto area are assessed. Scarborough's existing controls are then examined as a basis for evaluating the formative proposal. This proposal calls for the control of service station development, re-development, conversion and abandonment through a mixture of municipal control (zoning) and persuasion.

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The report concludes with a recommended policy on service stations, based on the formative proposal. This policy statement is intended as an initial discussion eventually leading to inclusion of a service station policy in the Borough's Official Plan. The policy statement consists of the general intent, Council motivation and specific considerations that will bear upon the implementation of a formalized Council policy.

TITLE Land Use Provisions for Billboards

AUTHOR Borough of Scarborough Planning Board # 12

FORMAT SoftCover, 35 pages including tables, maps and photo reproductions. January 1970.

CONTENT It is the purpose of this report to understand the requirements of the billboard industry and to recommend legislative procedures to provide for the industry in harmony with other competing land uses in the community.

Accordingly, a complete analysis of the billboard question in the Borough is produced in appendix and text form, and consists of the following:

(1) A complete survey of the existing locations of billboards;

(2) Their types and nature, e.g. wall, roof or ground billboards;

(3) Existing Borough legislation pertaining to billboards;

(a) Sign By-law
(b) Existing zoning by-laws
(c) Provincial legislation relating to regulation of signs.

To accommodate billboard requirements, consistent with practice in the Official Plan for other land uses, the report establishes broad land use zones and related policies for billboard use. A number of planning objectives are recommended and assessed within this broad framework. The criteria to achieve these objectives is presented in the form of recommended broad land use policies, and siting and concentration standards.

The study concludes that previous efforts to regulate billboards along with signs, under provision of the Municipal Act, are frustrated where failure exists to properly differentiate between the two. Billboards must be administered as a very specialized commercial land use, through Council, Official Plan and zoning by-law procedures. Therefore, the report lists legislation available to the Borough to provide for control of the billboard land use.

TITLE Scarborough Planning Statistics

AUTHOR Scarborough Planning Department # 13

FORMAT Soft Cover, 60 pages (statistical tables)
December 1974

CONTENT This booklet is a compilation of various statistics and inventories, prepared for use by the Planning Department, Council, its various Boards, Commissions.and municipal departments, and the general public.

The planning statistics are grouped under the following general catagories, and generally tabulated by Residential Communities and Industrial Districts:

- Population
- Housing
- Commercial
- Churches
- Service Stations
- Industrial

The Statistics are presented as raw figures. In addition, they are utilized to form assessments, comparisons, ratios and annual increases.

TITLE Parking Requirements for Community Shopping Centres.

AUTHOR Mr.M.J. Collins, Des-Co-Con Ltd., for the Borough of Scarborough Planning Board # 14

FORMAT Loose-leaf, 38 pages including maps, tables and schedules. January 1974.

CONTENT This study was prepared to assess the existing coverage and parking standards for Community Shopping Centres in the Borough, having regard for:

(1) Adequacy of off-street parking, landscaping, convenience of parking lot access, and adequacy of parking spaces;

(2) Existing standards in Borough Community Shopping Centres;

(3) Existing standards of North York, Etobicoke and other comparable areas.

The study contains a lengthy schedule of existing parking standards, shopping centre statistics and existing off-street parking requirements for Scarborough, Etobicoke, City of Toronto and North York. The adequacy of off-street parking standards in the Metropolitan Toronto area is discussed, along with parking requirements by existing zoning, recommended parking standards, and parking stall sizes as determined by an Urban Land Institute technical survey.

In addition, an application proposing an expansion of an existing shopping plaza in the Borough is examined and commented on from a parking requirement standpoint.

NOTE: The major recommendations presented in this study are:

(1) all parking ratio calculations be based upon the "Gross Leasable Area" with a permitted parking ratio of 5 to 5.5 cars per 1,000 square feet;

(2) additional office space can be added to the "Gross Leasable Area" of a retail complex without increasing parking demand;

(3) office space of up to 20% of the gross leasable area may be added without increasing the parking demand.

TITLE Retail Commercial Standards

AUTHOR Borough of Scarborough Planning Board # 15

FORMAT SoftCover, 20 pages plus appendix and bibliography, April 1968

CONTENT This study presents a complete review of existing (1968) Official Plan Policies and Standards relating to retail commercial development, and a forcast of possible future trends. A review was necessitated because of radical changes in retail marketing methods which had occured in the Borough during the ten years prior to the study inception.

The report initially discusses changing shopping patterns in the Borough since 1956. A catagorization of shopping developments, subsequent to the introduction of new communities into the Borough after 1956, is presented within the general terminology of the Official Plan and in light of present development trends. The following factors are used as criteria for the categorization:

(1) Spatial Distribution - population served on basis of time and distance to the centre compared to other similar centres;

(2) Basic Function - as characterized by a major tenant;

(3) Size - represented by amount of gross retail floor area;

(4) Location - in relation to traffic arteries and centres of high population density.

Utilizing these factors against existing shopping centres in the Borough, three centre types are analysed; neighbourhood, community and district shopping centres.

Statistics relating to existing ratios of retail floor space per person are assigned to each centre catagory. Indicated trends are analysed by comparing Official Plan commercial standards of 1956 to those of 1967. Forcasts of future trends in retail floor space per person for each catagory of commercial development are also produced.

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The study concludes with a summary of analysis, forcasts and trends, as well as a list of development standards, determined in accordance with anticipated trends and to be used in determining approximate shopping centre sizes and requirements for a short future period. A catagorized list (1968) of shopping centres in the Borough, listing community, location and floor space, is presented in the appendix.

TITLE A Report on Automobile Disposal and Salvage Yards.

AUTHOR Borough of Scarborough Planning Board # 16

FORMAT Soft Cover, 22 pages plus Schedule . August 1967

CONTENT The purpose of this report is to provide guidelines and standards for establishment of automobile disposal and metal salvage yards within the Borough.

The main body of the report covers in detail the following components of metal disposal and salvage operations:

(1) need for automobile disposal facilities;

(2) automobile disposal;

(3) auto-wrecking;

(4) scrap-metal processing;

(5) standards and equipment for auto-wrecking yards;

(6) standards and equipment for scrap-metal processing plants.

The summary points out that economic feasibility and proper operation of disposal and salvage facilities will determine the difference between successful processing of scrap metal, and an "auto graveyard". Operational provisions in designated urban industrial districts are also covered.

An adjunctto the summary involves recommendations pertaining to salvage and disposal by-laws and other regulations to control operation and compatibility of such facilities. These recommendations include a listing of standards and equipment to be applied to salvage and wrecking operations in "Industrial Commercial" and "Special Industrial" zones.

This report should be of assistance to any municipality or area where proper facilities and controls are necessary for the disposal and salvage of industrial scrap, especially motor vehicle metals.

TITLE Subdivision of Shopping Centres

AUTHOR Borough of Scarborough Planning Board # 17

FORMAT Soft Cover, plus maps, illustrations and appendix. October 1968

CONTENT It is the purpose of this report to analyse the situation which has resulted in multiple ownership of seperate properties of shopping centres and strip commercial groupings, with the objective of offering solutions to the problems inherent with such situations.

Concern regarding multiple commercial ownership has stemmed from recognition of the problems created for successive owners, the Borough Council and the general public. Multiple commercial properties occur in one or more of the following natures:

(1) Subdivision into 20' to 25' frontages on the street to the rear property line, and land including the seperate store;

(2) Subdivision to include the land under one or more stores with common parking areas and service lanes attached to a major parcel of land with common rights of access and egress over the common parking area;

(3) Subdivision into 20' to 25' width strips from street frontage to rear lot line, (including individual stores), with an agreement registered on title conveying mutual right of access and egress, and maintenance of common parking and services areas.

The report concentrates on the major issue in multiple commercial ownership, which is the reluctance of small businessmen to accept the responsibility for maintenance of common parking and service areas where several owners are involved, or the inability of the seperate owners to come to terms in harmonious maintenance of the commercial properties.

The conditions which exist as a result of the division of the shopping centres into several ownerships are pictorally illustrated in the report.

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The study resolves that the probability is remote of achieving harmony in design, architecture, maintenance and efficiency of commercial developments with a multiplicity of owners, with divergent views and opinions. A proposed solution to achieve well-maintained, efficient, convenient and safe strip commercial shopping developments and shopping centres requires a combination of public relations, public expenditures, and new legislation.

Recommendations for solutions and treatment of commercial development in multi-seperate ownership is included, along with an appendix which analyses ownerships of 27 multiple owner commercial developments in the Borough.

The study should be of interest to any municipality or area which endeavours to improve the physical and usual discord, public inconvenience and inefficiency which in many cases is associated with commercial developments existing in multiple ownership.

TITLE Sign Display

AUTHOR Borough of Scarborough Planning Board #18

FORMAT Soft Cover, 26 pages plus illustrations and bibliography November 1967

CONTENT This study was intended as a review of the existing (1967) signs erected in the Borough as to effectiveness, safety and aesthetics, and to determine whether or not there was a need for increased sign control. It is divided into the following sections:

(1) Illustration of existing conditions with a summary to determine need for further regulations;

(2) An outline of functions and purpose of signs;

(3) Objectives and means of achieving effective sign control;

(4) Existing legislation and practice in Scarborough;

(5) Practice of sign control elsewhere.

The section dealing with the practice of sign control elsewhere presents legislation used by the City of Toronto and the Boroughs of Etobicoke, North York, East York and York as of 1967

Recommendations include a listing of objectives of municipal sign control, and the methods of implementation of such control.

Note:- The report makes effective use of photo reproductions to illustrate various catagories of sign display in the Borough.

TITLE Kingston Road - An Urban Design Study

AUTHOR Klein and Sears, Research/Planning/Architecture Consultants for the Borough of Scarborough Planning Board #19

FORMAT Soft Cover, 53 pages including maps, photo reproductions and appendix. November 1973

CONTENT In general, this urban design study explores, existing, proposed and planned land uses along a relatively small section of Kingston Road in Scarborough. This exploration also includes streetscape features within the arterial road allowance such as lighting, signs, curbs, sidewalks, other public and private utility installations, and landscaping. It reports on improvements which could be undertaken to existing abutting developments and standards which could be included in the present zoning to control and improve future development. Further, the study explores planning and design alternatives along the section of the arterial in question, derived from the expressed needs and desires of area residents. Implications of such proposals are also discussed.

The study utilizes a five stage process of investigation and recommendation, with strong reliance on public participation throughout. These five stages are:

(1) Study Area Inventory and Description - official plan policies, zoning designations, existing and proposed land uses, pedestrian and vehicular circulation, and population characteristics. Also included photographic recording of existing situation.

(2) Results of Public Discussions - comments on pedestrian and vehicular circulation, land use, visual character and public open space and recreational facilities.

(3) Planning and Design Proposals - land use, visual considerations, vehicular and pedestrian circulation, public open space and recreational facilities.

(4) Implementation of Planning and Design Proposals - Official Plan and Restricted By-law amendment, land acquisition, developmental projects.

(5) Application of Study to Other Area.

TITLE A Day Care Study

AUTHOR Scarborough Planning Department #20

FORMAT Soft Cover, 7 pages plus maps, photo reproductions and selected bibliography. 1971.

CONTENT The report was presented as an overall study of existing day care centres and the potential demand for day care facilities in Scarborough. It is primarily a feasibility study to determine whether empty classrooms in public schools should be utilized as day care centres.

Existing facilities are briefly discussed in an Ontario, Metro Toronto and Scarborough context. The Scarborough section includes general characteristics, capacity, and patterns of distribution of existing facilities.

Potential demand for facilities is determined through investigation of the following factors:

1) actual need;
2) reasons for increased need;
3) existing Provincial and municipal day care legislation;
4) possible location for day care-centres.

The contents of the report is summarized in a concluding section. These conclusions are used as decisive factors in formulating the final recommendations of the study. Briefly stated, these recommendations are:

1) public school usage for day care centres is not recommended;

2) encouraging day care centres as a "Residential Amenity facility" in "Higher Density Residential" use areas be continued;

3) location of day care centres as an accessory use to employment areas be accepted in principle.

NOTE: Under the existing Provincial day care legislation, a local municipality in a Metropolitan Municipality does not qualify for the associated provincial grant. Therefore, the Borough's situation and recommendations as to day care centre location may not be directly applicable to local municipalities which do qualify for provincial aid in day care provision.

TITLE Golden Mile Industrial District Planning Study

AUTHOR Scarborough Planning Department #21

FORMAT Soft Cover 8 pages plus maps and photo reproductions. May 1975

CONTENT A study to recommend guidelines and policies for the preparation of a Secondary Plan and new zoning by-law standards for the Golden Mile Industrial District. The new plan and zoning by-laws will provide for more detailed land use and development policies to guide the functional development and growth of the area.

In achieving the objectives of the report, problems and opportunities are first identified within the area, followed by recommendations as to a programme of guidelines and policies for preparation of the Secondary Plan and zoning by-law standards.

The identification and inventory sections include the following items of study:

1) existing land use;

2) urban problems and physical appearance of the district;

3) summary of the area's deficiencies;

4) area's potentials;

5) objectives for the area.

The final recommendations are proposed under the following headings:

1) Proposed Land Use Policies (Draft Secondary Plan)

(a) General Office and Commercial Use;
(b) General Office Use;
(c) General Industrial Uses;
(d) Special Industrial Uses;
(e) Industrial Commercial Uses;
(f) Industrial District Commercial Uses;
(g) Institutional Uses;
(h) High Performance Standards;
(i) Municipally Prohibited Uses;
(j) Roads Plan.

2) New By-law Standards.

TITLE Rouge Industrial District Study

AUTHOR James Weller, Architect and Planning Consultant, for the Metropolitan Toronto Planning Board and the Borough of Scarborough Planning Board. # 22

FORMAT Soft Cover, 214 pages including maps, tables and photo reproductions. May 1973

CONTENT This extremely well documented land use and zoning study of the Rouge Industrial District recommends a development plan that would ensure the compatibility of the district's development with the Metropolitan Zoo and the Malvern Community. This intent of the study was documented in Clause No. 4 of Report No. 7 of the Metropolitan Toronto Executive Committee, titled "Respecting Certain Industrial Lands Adjacent to the New Metropolitan Zoo."

The specific terms of reference on which the report was based are as follows:

1) Determine need for sand gravel and asphalt plant yard function in the District;

2) Examine possibilities and merits of relocation of these functions to other Metro areas, and replace with more "employment" producing industries;

3) If existing industrial situation must remain, advise on Official Plan, Zoning measures, land acquisition or landscaping treatment which would be instituted to allow a compatible relationship between zoo, Malvern and the District's development.

With reference to these areas of examination, the study sets forth its analysis within the following framework:

1) Rouge Industrial District: Site Description

2) Rouge Industrial District and Adjacent Land

3) The Site and Regional Context

4) Existing and Proposed Operations

5) Performance Standards and Jurisdictions

6) Evaluation of Existing and Proposed Operations

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7) Relocation Feasibility

8) Borough of Scarborough Industrial Zoning Study - June 1961

9) The Development Plan

The Development Plan and its accompanying recommendation establish guidelines for the growth of the District. These guidelines are concerned with land use, zoning, transportation, landscape treatment, environmental protection, land acquisition and implementation aspects. They are based on the need to ensure compatibility of District development with adjacent lands, while taking into account the need for sand and gravel operations and asphalt plants in this area.

The study concludes with a comprehensive list of specific recommendations concerning land use and future development in the District. These recommendations are discussed within the following apportionment:

1) Land Use and Zoning Recommendations;

2) Coverage and Setbacks;

3) Roads and Parking;

4) Rail Lines;

5) Landscape and Topographic Concerns;

6) Immediate Action - land use and environmental impact.

TITLE: Watercourse Beautification Study

AUTHOR: General Watercourse Study Committee and the Scarborough Planning Department #23

FORMAT: Loose Leaf, 35 pages, maps, sketches and photos, plus 3 appendices, January 1973

CONTENT: A study on the possible treatment, either through beautification or piping, of the existing (1973) 22 miles of open storm watercourses in the Borough and on the piping or other treatment of the 2.8 miles of watercourse that was planned for north Scarborough at the time.

The Study initially describes the engineering reasoning for improvement of watercourses. A branch by branch inventory of all existing and future watercourse improvement in the Borough is provided. The present condition of the watercourse is outlined in terms of function, aesthetics and maintenance.

A discussion of various alternatives for a new Borough watercourse beautification policy included; a statement on multi-functional watercourse right-of-ways, a discussion of various approaches to watercourse beautification, and proposals to eliminate the existing maintenance problems.

A five-year program for watercourse beautification is prepared and includes categorization of watercourses (residential, residential-park, industrial and miscellaneous), and the construction of the program.

Finally, general recommendations are offered, followed by three appendices. The first appendix provides a rationale for planting costs, with number, unit cost and total cost of the various planting species to be used. Five different types of low flow channels in watercourses are considered and described in Appendix II. The final appendix offers a tabulated listing of recommended plant materials, and includes the latin and common name of the plant species, the size for planting, the ultimate heighth of the species, its growth rate, special instructions for planting and the estimated unit cost of planting.

TITLE: Steeles Community Road Needs Study

AUTHOR: A. D. Margison Associates, Consulting Professional Engineers for the Borough of Scarborough #24

FORMAT: Loose Leaf, 8 pages plus map, May 1973

CONTENT: This study provided an independent traffic opinion on the need for and location of east-west roadway facilities within the Steeles Community area of the Borough.

The road planning assignment involved a review of the general road plans for north-west Scarborough as developed by both the Borough and Metro Toronto. It also involved an examination of plans by the Borough of North York, the Ministry of Transportation and Communications and the Toronto Transit Commission.

The study initially examines the existing and future conditions of major arterial roads in the Steeles Community. The discussions involve roadway jurisdictions, official plan policies and traffic volumes.

The factors of location, connections, transit services and community facilities are included in the recommendations for the proposed east-west arterial road development in the Community.

TITLE: An Appraisal of Planned Industrial Land in Scarborough

AUTHOR: Borough of Scarborough #25

FORMAT: Loose Leaf, 15 pages plus appendices, October 1973

CONTENT: A review of the extent of the designated or planned industrial lands in Scarborough in 1973. The report was produced in view of increasing pressures on the Borough to convert industrial lands to residential, commercial and other urban uses.

In appraising the extent of industrial lands in the Borough, the report examines the following considerations:

1. The recognition of the need to maintain a major employment base for the Borough Planning Area;
2. The achievement of a desirable balance between residential and non-residential assessment;
3. The achievement of a desirable balance between worker populations generated and job opportunities provided with the Borough Planning Area.

The appendix provides a number of tables which compare Scarborough's industrial base with other Metro jurisdictions. Most of the tables compare Scarborough's assessment and mill rates with those of the other Boroughs, the City and Metro. The remaining tables illustrate Borough industrial employment figures, industrial acreages, employment ratios and commercial office employment.

TITLE: Report to M.T.R.C.A. Waterfront Plan - East Point (Scarborough Planning Board Special Study Report)

AUTHOR: Borough of Scarborough Planning Department #26

FORMAT: Loose Leaf, 56 pages, May 1973

CONTENT: A staff evaluation of comments made by the public at meetings regarding the East Point Park section of the Waterfront Plan. All Public Briefs, Correspondence and Minutes have been included and evaluated by staff and include the following sources:

1. Consultant's Report No. 3;
2. Technical Committee;
3. Scarborough Pollution Probe;
4. The Toronto Field Naturalists Club;
5. Centennial Community Association.

TITLE: Removal of Sign Regulations for Zoning By-laws

AUTHOR: Borough of Scarborough Planning Department #27

FORMAT: Loose Leaf, 8 pages, February 1974

CONTENT: A report which first outlines the transferral of sign regulations and provisions from the Zoning By-laws to a Sign By-law. The report also considers areas in which the Sign By-law could be amended to provide environmental standards at least as high as the restrictions in the Zoning By-law.

Schedule A of of this report lists the by-law changes required to implement the amended Sign By-law to provide for more effective control of signs.

The By-law is proposed to provide a more liberal interpretation than most by-laws. This was felt to be necessary because of possible restrictive and discriminatory application and to reduce uniformity of design and blandness of streetscape caused by a uniform approach to the provisions regardless of zone and uses within the zone.

TITLE: Community District Secondary Plan - Agincourt North Community (Official Plan of the Borough of Scarborough)

AUTHOR: Borough of Scarborough Planning Department #28

FORMAT: Loose Leaf, 29 pages plus map, December 1974

CONTENT: An example of an office consolidation of a Residential Community Secondary Plan, as part of the Official Plan for Scarborough.

The consolidation provides a detailed list and description of 18 Official Plan amendments relating to the Agincourt North Secondary Plan. The first amendment presents the provisions of the Agincourt North Secondary Plan. These provisions include the purpose, location, basis, policies, implementation and interpretation of the Plan. This format is followed in the description of the 17 remaining amendments.

TITLE: Industrial District Secondary Plan - Rouge Industrial District (Official Plan of the Borough of Scarborough)

AUTHOR: Borough of Scarborough Planning Department #29

FORMAT: Loose Leaf, 14 pages plus map, December 1974

CONTENT: An example of an office consolidation of an Industrial District Secondary Plan, as part of the Official Plan for Scarborough.

The various general catagories of industrial use in an industrial district are initially defined. Following this and in the same format as Residential Community Secondary Plans, Official Plan amendments relating to the Rouge Industrial District are listed and described. The first amendment presents the provisions of the Rouge Industrial District Secondary Plan. These provisions include the purpose, location, basis, policies, implementation, and interpretation of the Plan. The remaining amendments are described in a similar format.

TITLE: Community Shopping Centres Parking Study (Shopping Centre Site Development Study)

AUTHOR: Borough of Scarborough #30

FORMAT: Loose Leaf, 11 pages

CONTENT: The paper initially describes the findings of the Shopping Centre Site Development Study. This study was prepared to assess the existing coverage and parking standards for Community Shopping Centres, having regard for:

1. Adequacy of off-street parking, landscaping, convenience of parking lot access, and adequacy of parking spaces;

2. Existing standards in Borough Community Centres - Existing Zoning Requirements;

3. Existing Standards of North York, Etobicoke and other comparable areas.

Once these aspects of the Study have been examined, final conclusions and recommendations are offered regarding parking requirements in the Borough.

TITLE: Scarborough Town Centre Land Use Study

AUTHOR: Raymond Moriyama, Architects and Planners for the Borough of Scarborough #31

FORMAT: Soft Cover, 42 pages including drawings, January 1974

CONTENT: A study of the appropriate uses for undeveloped land within the Town Centre site and vacant industrial lands abutting the Town Centre on the east and west.

The study carries out three major functions:

1. to consider the economic impact, public and private, of proposed development;

2. to consider the functional and aesthetic compatibility of adjoining uses and pedestrian and vehicular circulation;

3. to propose adequate transportation facilities to serve the land uses.

The text of the study focuses on the following areas of discussion:

1. Context in the Borough;
2. Existing Land Use;
3. Town Centre Land Use;
4. Community Attitudes;
5. Market Demand;
6. Urban Goals;
7. Town Centre Objectives;
8. Development Concepts;
9. Development Plan;
10. Implementation.

TITLE: A Study of Appropriate Land Uses for Lands Within ¼ Mile of the Metropolitan Zoo

AUTHOR: Borough of Scarborough Planning Department #32

FORMAT: Soft Cover, 6 pages plus maps, October 1973

CONTENT: This appropriate land use study was formulated in response to objections from the Metro Zoological Society regarding an application to establish a Banquet Hall Facility adjacent to the Zoo site.

The study examines the following aspects of adjacent land uses:

1. Existing Official Plan Provisions;
2. Existing By-law Provisions;
3. Existing Land Use and Character of the Area;
4. Current (1973) Planning Considerations;

    i) Municipal Services
    ii) Planning by Other Agencies
    iii) Maintenance of Zoo Environment
    iv) Need for Development to Maintain or Improve Scarborough Tax Base and Employment Base
    v) Current (1973) Application and other Pending Matters

A number of preliminary recommendations are made as an input to decisions to be made by other government agencies. The major concern of the recommendations is to suggest land use options that would maintain the intended character of the zoo area and that would not adversely affect the zoo environment.

TITLE: Parks Policy Review: Scarborough Official Plan Review

AUTHOR: Scarborough Planning Board #33

FORMAT: Bound Soft Cover, 14 pages including maps and graphs, plus 7 appendices, February 1976

CONTENT: The intention of this review was to form the basis for discussion and recommendation of revised parkland policies in the Official Plan by the Scarborough Planning Board and Council.

The review of Parks Policy directed its research along three lines of discussion:

1. the goals of Public Parks and the relationship of an Official Plan Policy to these goals;

2. the objectives of a Park Policy by which the goals can be operationalized and progress measured toward the desired end-states;

3. the strategies of implementation by which progress measured toward the desired end-states is commenced, controlled and administered.

Following the introductory goals statement, sample site plan specifications are presented for neighbourhood, community and district parks. These recommended policy objectives include statements on function and population base, minimum viable per parcel size, active/passive split, primary access mode, maximum radius of service, physical characteristics and orientation to land use context.

Assumptions are also offered for a number of park policy explanatory material; demand, demographic variables, non-park resources, other park resources, provincial initiatives and the linkage economics of planned unit park development. Finally, quantitative policies are recommended for minimum Scarborough parkland standards.

TITLE: Parking Standards Study

AUTHOR: Municipal Planning Consultants Co. Ltd. for the Borough of Scarborough #34

FORMAT: Loose Leaf, 27 pages and tables, plus 3 appendices, October 1975

CONTENT: A study and detailed analysis of off-street parking in the Borough at a selected sample of multiple accommodation types in three different ownership categories. The parking situation was examined in multiple family dwelling developments with a density of 15 units per acre (u.p.a.), stacked town-housing developments with a density of 30 u.p.a., and apartment developments with a density of 40 u.p.a. and greater.

In undertaking the Study, consideration was given to ownership characteristics (ie., condominium, public and normal rental). In addition, the Study included whether or not the type of parking provided was completely underground, contained within the unit, completely surface or a combination of these types.

The report was based on the results of an occupant questionnaire delivered to approximately 5,000 dwelling units, and an examination of the actual parking arrangements at the selected buildings.

General and specific (public ownership, normal rental and condominium) recommendations are offered for parking standards that will alleviate most of the problems identified by the survey.

TITLE: How Scarborough Plans

AUTHOR: Borough of Scarborough Planning Board #35

FORMAT: Soft Cover, 16 pages and photos, 1976

CONTENT: A public information booklet designed to explain, in lay terms, the ways and means the elected representatives, appointees and Borough Staff use to plan for development. The booklet provides explanations on the following subjects:

1. The Authority for Planning;
2. How the Planning Process Works;
3. Planning Procedures;

    i) The Official Plan
    ii) Zoning By-laws
    iii) Plans of Subdivision
    iv) Condominiums
    v) Site Plans
    vi) Housing Siting Plans
    vii) Variances
    viii) Consents

TORONTO (city of)

TITLE A Place for Industry (A Discussion Paper on the Future of Industry in the City of Toronto)

AUTHOR **City of Toronto (Industry Working Group) #1**

FORMAT 59 pages June 1974

CONTENT The problems of industry in the City and considers what its future role should be.

The following topics are presented:

- past and present trends
- existing city policies toward industry
- should industry remain in the city
- the city's options for encouraging industry
- framework for action

NOTE This is a discussion paper only and does not make any reccommendations.

TITLE Industrial Relocation and Its Impact on Employees

AUTHOR City of Toronto Planning Department # 2

FORMAT Soft cover, 73 pages including charts, maps, graphs, questionnaire and 5 appendices. June 1975

CONTENT An excellent examination of the effects on employees of City industrial firms relocating in the suburbs. The study came about as a direct result of the report, "A Place for Industry," which recommended a three-phase work program to include a series of planning studies especially designed to test the assumptions of the report. The impact study under discussion was developed as one of these Assumption Studies. It is termed the "hardship study" in "A Place for Industry," designed to "test the assumption that relocation of City industries to the suburbs is a problem because, as a result, certain people experience significant social and economic hardships." The study demonstrates the extent to which this case is founded on legitimate assumptions.

The introductory chapter covers the nature of the problem--the effects that relocation was having on industrial employees, especially those with low incomes and limited skills who have few resources to accommodate this change. In discussing this particular problem, a number of assumptions are tested. These tests relate specifically to (a) the "real" importance of journey-to-work as a major component of household income and residential site location; and (b) the "real" distribution of industrial workers by socio-economic class and industrial jobs within the metro-politan area.

The answer to these questions was felt to lie with the workers themselves, and their researched perceptions became the approach adopted by this study. The initial objective of the research component was to obtain a small, representative sample of firms which had recently (since 1972) relocated from a city location to a suburban site. The sample methodology and interview format are described in detail. The question-naire itself was divided into three main areas of concentration: personal information; residential information; and journey-to-work patterns before and after relocation.

Chapter two contains a general summary of the infor-mation gathered through interviews with surveyed plant officials. The interviews were concerned primarily with (a) the factors leading to the firm's relocation and factors which affected suburban site choice; (b) transit service to the new site; and

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(c) the impact of relocation on employees in terms of number of jobs lost and type of employee most affected by job loss. A more detailed description of the relocation of each firm, in case study form, is contained in the first appendix.

Chapter three analyses the questionnaire results in terms of:

- employee characteristics;
- journey-to-work;
- residential distribution;
- residential movement;
- employee reaction to plant relocation;
- employee satisfaction;
- perceived effects on employees.

The actual employee questionnaire is presented in Appendix 5.

The final chapter outlines conclusions as determined by the findings of the plant official interviews and employee questionnaire. Study findings are listed, and policy possibilities gained from the study are presented. Policy recommendations will not be made until the studies involved in the "A Place for Industry" report have been completed and openly discussed.

Note: The "A Place for Industry" report is included in the information bank. The remaining three assumption studies to be completed in conjunction with this report are the Employment Study, the Linkage Study and the Assessment Study.

TITLE: The City's Attractiveness for Industry (A Place for Industry Assumption Study No. 2)

AUTHOR: City of Toronto Planning Board - Industry Work Group. #3

FORMAT: Soft Cover, 31 pages including maps, April 1976

CONTENT: In regard to the City's ability under present conditions to retain its existing industry, this study provides much necessary information by identifying those industries that find it advantageous to remain in the City. It also provides some indication of what percentageof industrial firms intend to remain in the City in the near future.

To adequately research this broad topic of the attractiveness and potential of the City for its existing industry, two separate substudies were undertaken - a linkage study and a study on the location characteristics of existing industry.

The linkage substudy examines the economic linkages of the communication-oriented industries in Metro Toronto. These industries, such as the garment and printing industries, are those in which close communications, often fact-to-face contact, are required for doing business. These types of industries were selected for linkage analysis because they are most likely to enjoy significant linkage advantages by being located in certain parts of the City as opposed to being located elsewhere in Metro Toronto.

The second substudy is an analysis of the locational characteristics of the City's existing industry. The data for this segment was derived from industrial surveys. It also deals in part with linkages, but not in the same depth as the first substudy.

The value of this study is that it discusses not only communication-oriented industries but all industries that prefer some indication of the amount of industries that intend to remain in the City.

TITLE: Core Area - Interim Criteria for Evaluating Developments which Require Exemption from the Provisions of the "Core Area Holding By-law"

AUTHOR: City of Toronto Planning Board. #4

FORMAT: Soft Cover, 279 pages including maps, October 1974

CONTENT: In December of 1973, City Council passed By-law No. 348-73, the "Core Area Holding By-law". It amended the City's Zoning By-law" so as to impose restrictions on the height and gross floor area of buildings and structures within the Downtown and Midtown Areas and a position of the Central Waterfront Study Area". In the former areas height was restricted to 45 feet and gross floor area to 40,000 square feet. In the Central Waterfront, the limits were 20 feet and 20,000 square feet. Within this amendment, any project which would exceed these limits would require specific exemption from the By-law.

Because of the large number of applications made to the City for exemption from the By-law, and since no specific criteria for evaluating those proposals were available at that time, Council decided to take no action on possible exemptions.

The purpose of this report, then, is to recommend to Planning Board and Council a more specific set of interim criteria by which it might evaluate applications for exemption from the Core Area Holding By-law. It is important to stress that the criteria are interim, and are intended to serve for project evaluation during the life of the By-law or until the By-law is replaced in whole or in part by more permanent policies and control.

The report initially supplies a brief description of the studies which were being undertaken in 1973-1974, including local area studies and studies of aspects of development. Following this, objectives and planning principles that emerged from studies are summarized, and outlines the approaches and conditions on which interim criteria are based.

TITLE: Ethnic Change (Research Bulletin #8)

AUTHOR: City of Toronto Planning Board. #5

FORMAT: Loose Leaf, 34 pages including tables, April 1974

CONTENT: In this bulletin, the change in the ethnic composition of the City from 1951 to 1971 is evaluated and compared to the Metro composition.

The report looks at changes in the ethnic composition of the City by analyzing ethnic origin data from the Census. It examines the following components of ethnic change:

1) Ethnic Composition;
2) Ethnic Diversity;
3) Comparison of Municipal Ethnic Composition with the Metro Average;
4) Ethnic Concentration.

TITLE: Core Area Employment (Research Bulletin #9)

AUTHOR: City of Toronto Planning Board. #6

FORMAT: Loose Leaf, 37 pages including 5 appendices, charts and maps, September 1974

CONTENT: The bulletin introduces crude methods for determining annual change in total employment in the Toronto core area. These methods use City of Toronto Planning Board and A.E. Le Page floor space data, City of Toronto Public Works' Cordon Counts, and Bell Canada business telephone statistics applied to base employment figures from the 1960, 1964 and 1970 Metropolitan Toronto Planning Board Employment Surveys.

The first section of the report uses floor space data and ad hoc sources to estimate core area employment change between 1970 and 1973. The second section uses Bell Telephone figures to estimate 1970 to 1973 employment change to help verify the first method. The third section discusses the estimate of core employment used in the "Core Area Task Force Report" and concludes with a short analysis of the 1970 to 1973 employment change in the core area and a comment on the utility of Toronto Transit Commission's Cordon Counts as an indicator of employment. The final section estimates a probable range of core area employment change from 1974 to 1977.

These figures should not be used as precise empirical findings considering the methods used and the parameters of the problem. The figures were provided to guide decision-making.

TITLE Housing Indicators - Research Bulletin #10

AUTHOR City of Toronto Planning Department # 7

FORMAT Loose leaf, 20 pages including graphs, charts and appendix. September, 1974

CONTENT A research bulletin which documents housing problems in the City of Toronto and Metropolitan Toronto, using a variety of data sources. The report examines current and recent statistics on house prices, vacancy rates, and residential construction to reveal various aspects of the 1974 housing situation within the study area.

The major data sources employed by the report are the Toronto Real Estate Board, Census Canada, C.M.H.C. and the City of Toronto Planning Board. The area of examination and comparison is termed the Census Metropolitan Area or C.M.A., and refers to Metro plus the surrounding urban areas from Oakville to Pickering and north to Vaughan and Markham Townships, including Brampton, Bramalea, King and Whitchurch Townships.

The report ultimately determines trends in the 1974 housing market by comparing existing house prices, vacancy rates and residential construction data with that of previous years within the same area of examination. These trends are then applied to the construction of both short- and long-run implications. These implications include effects on:

1) housing prices;
2) vacancy rates;
3) residential construction;
4) choice of accommodation;
5) rent levels;
6) industrial and commercial development;
7) mortgaging;
8) low and moderate income groups.

TITLE: Housing Programs: Federal. Provincial. Municipal. (Research Bulletin #11)

AUTHOR: City of Toronto Planning Board, Research and Overall Planning Division. #8

FORMAT: Bound Loose Leaf, 84 pages plus appendix, September 1974

CONTENT: This report was developed to outline the full range of housing programs relevant to Toronto at all levels of government. For each program, program objectives, eligibility criteria, and assistance are detailed. In some cases, further information is provided in order to clarify program goals and procedures.

Included in the report are some comments of a preliminary nature on problems which had become apparent in new Federal and Provincial programs initiated in 1974. These comments are not the result of detailed program evaluation, but rather are preliminary impressions by persons familiar with those new programs.

TITLE: Union Station Study

AUTHOR: Peat, Marwick and Partners et al for the City of Toronto Planning Board. #9

FORMAT: Loose Leaf, 13 pages, July 1974

CONTENT: Because the formal Union Station Study is an expensive, lengthy document, only a limited number of copies were printed. Consequently, the consultants provided this 13 page summary of the conclusions and recommendations of the study, to be made available to the public.

In this summary, the study approach is described, and the structure and contents of the Study are examined. A summary of major findings is presented along with the conclusions and recommendations.

In the original Study, the first two chapters provide introductory and background material on the study context and terms of reference. The third chapter describes the transportation terminal studies of alternative concepts. Chapter IV describes the development concepts based on the transportation terminal, and evaluates these concepts relative to the Metro Centre concept. Finally, Chapter V presents a professional opinion in response to the terms of reference, and describes further alternative terminal and land-use concepts.

TITLE: Report on Ravines/Consolidation

AUTHOR: City of Toronto Planning Board. #10

FORMAT: Bound Loose Leaf, 46 pages plus 4 appendices and maps, October 1973

CONTENT: This report recommended which areas in the City should be designated as ravines in the Official Plan in order that by-laws would be enacted. It also indicated the boundaries of these areas.

This designation process involved a review of a number of ravine areas which were defined as such in the Official Plan. The review also studied other potential areas which were defined as such in the Official Plan. The review also studied other potential areas which could be considered for designation as ravines. It was also necessary to review some of the policies of existing (1973) Official Plan ravine legislation to examine what effect any changes in the designations would have on them.

The appendices provide Official Plan ravine maps, Official Plan ravine policies, a summary of submissions on ravines, and a summary of a report entitled, "Policy Respecting Erosion and Slope Stabilization".

TITLE: The Waterfront - Toronto's Priceless Heritage

AUTHOR: City of Toronto Planning Board. #11

FORMAT: pamphlet, June 1974

CONTENT: An information pamphlet which outlines a number of planning and public involvement aspects of the Central Waterfront of the City. The Central Waterfront Planning Committee is described and its members listed. The purpose and duties of the Committee are also described. The majority of the pamphlet deals with the planning issues that faced the Central Waterfront in 1974.

TITLE: Central Area Plan Review:Principles

AUTHOR: City of Toronto Planning Board. #12

FORMAT: Loose Leaf, 60 pages including 1 appendix, March 1975

CONTENT: The report provided Planning Board, City Council and the Public with a comprehensive set of principles on which recommendations for changes in planning policies and programmes in Toronto's Central Area could be based. These principles were devised from the findings and recommendations of a number of 1974-1975 reports and studies relating to the Central Area.

The report discusses recent (1975) changes in the Metropolitan Toronto area, and describes the opportunities, problems and issues which have resulted from these changes. An examination of recent plans and policies of various levels of government provides an indication of how some of these problems and issues might be resolved. Based on this analysis, key principles are advanced which provide the framework for subsequent policy development. The balance of the report discusses principles related to different aspects of planning policy in the Central Area.

The key issues examined are regional decentralization and residence in the Central Area. Planning principles under discussion include; transportation, other Central Area activities, built environment, and Central Area land use designations.

TITLE: Central Area Plan Review, Part I: General Plan Proposals

AUTHOR: City of Toronto Planning Board. #13

FORMAT: Bound Soft Cover, 387 pages including maps and tables, October 1975

CONTENT: The report proposes major revisions to the Official Plan as it relates to the Central Area of the City. It concludes the review of this part of the Plan which formally commenced upon the City's adoption of holding by-laws in September 1973.

While in certain respects this Plan confirms some of the policies now contained in the Official Plan, it proposes some fundamental departures from the policies contained within the Plan. It also introduces a number of new approaches to land use regulations in the City.

The first section provides a brief outline of Central Area growth and change information as related to the function of the Official Plan in the municipal planning process. The Central Area is also described in terms of what it is, how it functions and how it is changing.

The second section presents the results of the major policy studies, which have been grouped under the following titles:

1) Office Development;
2) Housing and Mixed Use;
3) Parkland and Recreation Space;
4) Institutions;
5) Retailing;
6) Built Form and Physical Amenity.

The final section deals with the development and implementation of a new land use plan for the Central Area. The basic structural concepts which emerged from the various area and policy studies are outlined.

TITLE: Central Area Plan Review, Part II: Area Plan for North Midtown

AUTHOR: City of Toronto Planning Board. #14

FORMAT: Soft Cover, 192 pages including maps and tables, plus 4 appendices, October 1975

CONTENT: This report puts forward a draft plan for the North Midtown area of the City. The plan suggests general directions for the future of the area and ways these can best be implemented. It was intended to act as the basis for public discussion leading to final recommendations for adoption by City Council. It is not a final statement for the area, and refinement of the policies, and the further development of a wider range of policies was anticipated.

The plan is a result of input by local residents, businessmen and employees, acting individually and through groups. Since the area includes areas of highly intensive commercial use and is part of a most important centre in the region, this plan is also the result of a review of planning policies affecting the entire Central Area.

TITLE: Central Area Plan Review: Central Industrial District - Proposals

AUTHOR: City of Toronto Planning Board. #15

FORMAT: Bound Soft Cover, 164 pages including maps, photos and appendices, March 1976

CONTENT: This report, which forms part of the Central Area Plan Review, proposes a series of Part I Official Plan policies and Zoning By-law amendments for the Central Industrial District of the City.

The report outlines a series of policy recommendations aimed at retaining and reinforcing the District primarily as an industrial area with limited components of residential and commercial uses. It also outlines a system of new industrial categories for the City's Zoning By-law. If approved, this new system would mean that for the first time, the City would have instituted zoning practices exclusively for industrial uses.

Although this report was prepared as a component of the Plan Review,its conclusions and recommendations also relate to functional studies as part of the City's industrial studies.

TITLE City of Toronto Rooming House By-Law Study

AUTHOR Development Department, City of Toronto (done by Peat, Morwick and Partners, Greenspan and Vaughan) #16

FORMAT 70 pages, May 1974.

CONTENT This report, prepared by consultants for the Urban Renewal, Housing Fire and Legislation Committee (URHFL) of the City, recommends a comprehensive rooming house code enforcement program to be phased in over time and including three basic elements:

- revisions and amendments to the City's by-laws affecting rooming houses;
- an intensive housing inspection program (initially in priority areas where most unsafe rooming houses are located), expanding and continuing on a routine basis over time;
- the registration and licencing of certain categories of rooming house operators.

The term "lodging house" has been interpreted to mean rooming house or guest home, and includes co-operative type accommodations where rooms are not rented as a business but rather where people live together in a situation similar to that of a family. The study does not include "flop houses" and overnight hostel accommodations which may require standards and restrictions.

TITLE: On Building Downtown: Design Guidelines for the Core Area

AUTHOR: Design Guidelines Study Group, et al, for the City of Toronto Planning Board. #17

FORMAT: Bound Soft Cover, 264 pages including maps, sketches, photos and diagrams, September 1974

CONTENT: Four separate categories of core area design guidelines are studied in this extensive report. These general guidelines were developed to be used as input to the planning area criteria to be adopted by Council. They will not be adopted as policy as a whole in the form found in this report. In addition, the report concerns design guidelines and is not primarily addressed to the establishment of either land use or density criteria.

The guidelines are divided into four general categories:

A) Downtown Pattern:

This catagory includes all the guidelines concerned with the overall pattern of existing and proposed new buildings in the Core Area.

A1 Sun and Shade
A2 Wind and Calm
A3 Noise and Quietude
A4 Air Pollution and Control
A5 Water Pollution Control
A6 The Rectangular Street and Building Grid
A7 Buildings to be Retained
A8 Special Features
A9 Public Views
A10 A Variety of Activities

B) Areas of Special Identity:

This catagory includes the guidelines concerned with the varied character of different areas of special identity within the Core Area.

B1 Areas of Special Identity

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C) Public Realm:

This catagory includes all the guidelines concerned with those areas within the Core Area which are now or are proposed under these guidelines to become publicly owned.

C1 The Street Hierarchy
C2 Major and Minor Streets for Pedestrians and Vehicles
C3 Streets for Pedestrians
C4 Routes and Facilities for Bicycles
C5 Street Design
C6 Entrances, Concourses and Platforms at Subway Stations
C7 Open Space in the Public Realm

D) Public Parts of the Private Realm:

This catagory includes all the guidelines concerned with those areas within the Core Area which, under these guidelines, have specific public demand made upon them, even though the areas are privately - owned.

D1 Pedestrian Walkways
D2 Linkages
D3 Arcades Overhangs and Transit Shelter
D4 Public Open Space in the Private Realm
D5 Construction and Construction Phasing
D6 Loading and Servicing

Each guideline begins with an expression of its Goal, followed by an Elaboration of the Goal. Precedents are then offered; some good and some bad examples of existing buildings or building proposals which amplify the issues the specific guideline deals with. Following that come Requirements which must be met in order for the guideline to be satisfied. Finally, some guidelines include Supplements which refer to existing or proposed studies which amplify the Requirements of the guidelines.

Statements on the design review process and mandatory requirements for presentation of building proposals are also offered, along with a number of lengthy technical appendices.

TITLE: Built Form Analysis: A Working Paper on the Implication for Built-Form of Land Use Policies Relating to Housing, Mixed Uses and Recreation Space in the Inner Core Area

AUTHOR: George Baird for the City of Toronto Planning Board #18

FORMAT: Soft Cover, 182 pages including drawings, maps, tables, and appendices, August 1975

CONTENT: The document determines the implications of emerging land-use policies relating to housing, mixed uses and recreation space in terms of their relationships with Built-form. The purpose of this examination was to reveal the constraints such policies would impose on the Built-form of new projects developed under such policies.

The study examines the full range of the emerging policies in respect of each of the three study aspects and investigates their implications with respect to a range of site conditions, including those in the Inner Core Area.

Specifically, the aspects of land-use policy included in this study are:

1. Housing - the relationship between measurements of Units-Per-Acre and Floor Space Indices relating to a series of combinations, to be determined of required unit-mix and unit sizes.

2. Mixed Uses - the combination of a range of permissible residential and commercial densities according to a number of density and combination catagories.

3. Recreation Space - a number of possible methods of requiring the inclusion of recreation space within projects, including indoor and outdoor space.

The study also includes statements on possible zoning controls for new residential and commercial buildings in the Core Area.

The appendices provide case studies of existing and proposed residential and mixed-use projects in Toronto and built-form schematics on a range of types of sites in the Inner Core Area. General housing criteria employed for the case studies and schematics are offered, as well as density conversion tables.

TITLE Housing Low Income Single People

AUTHOR City of Toronto Planning Board Staff. #19

FORMAT Soft Cover, 35 pages including photos and illustrations. September 1975

CONTENT In June 1974, the City of Toronto's Committee on Urban Renewal, Housing, Fire and Legislation expressed concern regarding the apparent decline in housing accommodation for single people of low to moderate incomes, and requested that a study be carried out in order to determine ways to increase the supply of housing available to this user group.

This report analyses the various sub-groups of single people who make use of rooming or bachelor-type accommodation. The report describes market trends affecting this form of housing and concludes that single people on low to moderate incomes will be increasingly hard pressed to locate housing which they can afford. Fianlly, the report recommends measures to be taken by the City and senior levels of government, to encourage additional single person housing supplies in both the private and the public sector. Rooming accommodation users include short-term users, i.e. students, young working people on low incomes, newcomers to the city, transients and businessment and long term users, i.e. senior citizens, low to moderate income working people, people on social assistance, and people who are "hard to house".

TITLE: Central Toronto Offices: Observations on Location Patterns and Linkages

AUTHOR: Gunter H. K. Gad for the City of Toronto Planning Board #20

FORMAT: Loose Leaf, 51 pages including tables and graphs, October 1975

CONTENT: This report explores the question of which types of office activities can and should be decentralized from the centres of large cities. Throughout the report, emphasis is not on deciding whether offices need face-to-face contact or not, but rather on the comparison of the interaction characteristics of a number of "idealized" firms drawn from about 30 different kinds of office activities. The construction of the interaction patterns of the "idealized" firms, or "model establishments" as they are called in the report, is based on a sample of over 1000 personal diaries and 500 questionnaires from more than 200 central Toronto offices.

Other report material is concerned with the economic differentiation of central Toronto office establishments, with the function that these offices perform in larger organizations and with their employment and locational characteristics. The text covers briefly the definition of some basic terms, a brief description of the data collection, and a summary of some of the findings associated with economic differentiation. The different status catagories of offices are also described, along with the size of office establishments, the location patterns of various office activities and the activity composition of subareas of central Toronto.

TITLE: Waterfront Precedents (Central Waterfront Planning Committee Information Base)

AUTHOR: Alister Simpson and the Waterfront Precedent Study Group for the City of Toronto Planning Board #21

FORMAT: Soft Cover, 172 pages, maps, photos and drawings, April 1976

CONTENT: The Waterfront Precedents Study is part of the planning process carried out by the Central Waterfront Planning Committee. It is part of the Information Base: a set of reports which have resulted from the key concerns in the "Central Waterfront - Programme for Planning Study".

This report is the most general part of the Study. It is an excellent catalogue of images designed to arouse people's interest in the waterfront.

Part of the research material was obtained from ten major northern waterfront cities. The remainder was found in architecture and landscape publications and from informed individuals.

The report is organized under a series of headings that cover the main issues on the Waterfront; Waterfront Character, Climate, Uses and Movement. At the beginning of each section is a brief description of the situation in Toronto and the precedents are then arranged to illustrate themes and ideas that might apply to Toronto's Waterfront.

TITLE: Rehabilitation of Housing in Central Toronto

AUTHOR: Dr. Albert Rose for the City of Toronto Planning Board #22

FORMAT: Bound Soft Cover, 122 pages including tables, appendices and questionnaire, September 1966

CONTENT: A somewhat dated but still very significant study of the attitudes of residents regarding the repair and rehabilitation of their property in the City, especially in older downtown areas.

The study began as an investigation of the possibility of the individual home-owner bearing the cost of housing rehabilitation. It soon broadened into a study of the attitudes of home-owners towards the rehabilitation of their housing structure and the influences which bear upon these major decisions.

In determining the attitudes and influences, the following study topics were examined:

1. Rehabilitation as a Component of Urban Renewal;
2. Background of the Research Project;
3. Design and Methodology of the Research Programme;
4. A Study of Attitudes Towards Rehabilitation;
5. The Housing Improvement Survey;
6. The Nature and Importance of Attitudes Towards Housing Improvement;
7. Variation in Neighbourhood Response;
8. An Examination of the Attitudes of Landlords Towards Housing Improvement.

TITLE: Development Control Policies: Their Purpose and Economic Implications

AUTHOR: David M. Nowlan for the City of Toronto Planning Board #23

FORMAT: Loose Leaf, 55 pages including 2 appendices, September 1975

CONTENT: An analysis, from an economic perspective, of the purpose and effectiveness of the current, major development control measures available to the City, namely Official Plan directives and Zoning Laws. It also includes a determination of whether other methods of control might be more appropriate in certain situations. The major purpose of this analysis was to hopefully contribute to the better articulation of growth-management policies which are demanded by the rising concern over Metropolitan Toronto's urban structure.

The introduction explains the distinction between design and structural-temporal aspects of land-use policy now made by the City. Part II provides a more formal analysis of the purpose that underlies structural control. The final part examines the process of individual property development, and some instruments are suggested by which growth-management policies might be implemented.

TITLE: The Development Process: Private Sector Decision - Making

AUTHOR: Peat, Marwick and Partners for the City of Toronto Planning Board. #24

FORMAT: Soft Cover, 63 pages, tables and diagrams, plus 2 appendices, October 1975.

CONTENT: The purpose of this study was to analyse the decision - making of developers, in particular the use and techniques of feasibility analysis. The study was carried out in three phases to study certain aspects of the impact of development control on potential development projects and urban spaces in the Core Area of the City of Toronto.

The first phase examines general corporate and other decisions that may affect a specific site decision. In the second phase, the feasibility analysis and its use by developers is described and reviewed. The third phase describes and analyses the results of the feasibility modelling exercises. Finally, overall conclusions as to developer decision - making behaviour are formulated.

TITLE: Municipal Finances and the City of Toronto's Inner Core Area.

AUTHOR: Clayton Research Associates Ltd. for the City of Toronto Planning Board. #25

FORMAT: Loose Leaf, 121 pages including maps, tables, September 1975.

CONTENT: This study is concerned with the Municipal fiscal role of the inner core area of the City and the way this role is likely to be affected under two alternative future development profiles for the inner core area.

The study seeks to determine the level of municipal revenues generated by and the costs of providing municipal services to the inner core area in the year 1973. Estimates of the fiscal role of the inner core area in 1973 are made for the City of Toronto, the Municipality of Metropolitan Toronto and affected School Boards.

The study also estimates increases in municipal revenues and expenditures linked to the two development profiles relating to future employment and population growth in the inner core area.

The first section of the report reviews the fiscal impact literature; the second describes current characteristics and recent municipal finance trends; the third presents estimates of the current fiscal role of the inner core area; and the final section examines the fiscal implications of two alternative future development profiles for the inner core.

A complete list of studies, reports and other published material examined in the preparation of this study is included at the end of the report. Although the findings of the study are presented in quantitative terms, it must be stressed that the numbers are in many instances derived from assumptions.

TITLE: The Land Market and the Core of Toronto: Theory, Analysis and Policy Alternatives.

AUTHOR: City of Toronto Planning Board. #26

FORMAT: Loose Leaf, 159 pages plus appendices, June 1975.

CONTENT: This study involves an analysis of the land market which determines the basic parameters of development decisions. It is divided into three basic parts: a theoretical analysis of the urban land "market" and the sources of urban land rents; an empirical testing of the theory by application of Toronto's Core Area; and an assessment of current policies and recommendations of alternative policies.

The first part provides the basic framework for understanding the economic forces underlying the development process. The second part examines specific sites in the City. These examples illustrate the actual working of market forces and provide insight into the development of effective planning policies. The third part actually discusses a range of possible policies and the effectiveness of each.

At the end of the study, a number of technical appendices are included which describe the methods used in the empirical investigations in part two.

TITLE: Toronto's Retail Strips
(A Discussion Paper on the Viability and Future of Strip Retailing in the City)

AUTHOR: City of Toronto Planning Board. #27

FORMAT: Loose Leaf, 75 pages including maps and photos, April 1976.

CONTENT: A discussion paper regarding the importance and problems of retail strips, and what role they should play in the future form and functioning of Toronto. The paper focuses on the issues of the viability and role of the retail strip, and on the implications this has for the City's residents, businessmen, consumers and for its physical structure.

The text begins with a brief description of the form and functioning of retailing in Toronto. It then raises a number of concerns regarding the implications that recent redevelopment and locational trends could have for the continued viability of the retail strip, and for the people of Toronto. Existing city policy is discussed, and a number of possible policy approaches which have the potential to deal effectively with the retail problems and issues are presented. The final chapters of the paper present its conclusions which include proposals for further research and recommendations.

TITLE: North Toronto Retail Strips

AUTHOR: City of Toronto Planning Board. # 28

FORMAT: Bound Loose Leaf, 253 pages including tables, photos, maps and questionnaire, June 1976.

CONTENT: A retail survey to develop a wide-ranging and comprehensive understanding of the retail/commercial component in North Toronto.

The entire North Toronto Study Area was divided into twenty-two sub-areas, and a questionnaire was distributed to every merchant in each area. The report initially presents the overall results for the North Toronto Retail Strip study area. The results from each sub-area are then discussed individually. From both the overall and specific results, specific trends and patterns of retailing in the study area are formulated, relating to the area's regional commerce centre and the retail strip as a whole. The conclusions that complete the report attempt to provide an overview of the entire retail function within the North Toronto Planning Area. The retail questionnaire is included in the appendix.

It should be noted that the information upon which the study findings are made is, in fact, solely that which was supplied by the merchants themselves in their questionnaire response. Therefore, the study findings deal with Facilities, Local Area, Customers, Parking, Traffic and Servicing, and Change.

TITLE: Core Area Housing Study.

AUTHOR: Klein and Sears - Research/Planning/ Architecture, and Damas and Smith Ltd - Consulting Engineers and Planners for the City of Toronto Planning Board. #29

FORMAT: Bound Soft Cover, 2 volumes, 252 pages and 436 pages (Appendix) respectively, December 1974.

CONTENT: This indepth study directs itself to the issue of providing new housing in the Core Area of the City. The study explores the need for housing; it explores the competing demands for land in the Core, and the opportunities and the constraints for providing housing in the Core. It also examines the ability of the various sectors to provide housing.

A major concern of the Study is the development of a set of guidelines for provision of housing by the private, non-profit and public sectors. These guidelines would ensure that new housing in the Core will not only meet the quantitative objectives of the City, but also the qualitative ones. The guidelines include two proposed sets of interrelated regulatory instruments; a system of Housing Categories which establishes housing density based on the unit of accommodation rather than floor area, and a set of User Criteria, some which apply to all new housing and some which apply only to housing suitable to specific user groups.

Finally, a series of implementation measures are proposed, including a housing program implementation strategy. These measures involve an examination of the current powers of the City respecting the control of land use, and legislative changes necessary to adjust these powers so that the City can adequately and appropriately regulate the activities of all the sectors involved in housing provision within the Core.

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contd....

The Study is not a plan for the Core, nor even a plan for housing in the Core. It sets out the principles for the location of housing, but the application of these principles is the responsibility of the Planning Board and area planners.

A companion volume to this Study provides all pertinent supportive data in appendices form. The contents include technical analyses and statistics, models and illustrations, legal issues, working papers and case studies.

TITLE: Trends and Influences on Floor Area Ratios for Downtown Office Workers.

AUTHOR: Peat, Marwick and Partners, and the I.B.I. Group for the City of Toronto Planning Board. #30

FORMAT: Loose Leaf, 56 pages, tables and graphs plus 4 appendices, July 1975.

CONTENT: The study estimates past trends and predicts future floor area ratios for office workers in the Toronto core. It consists of both a review and analysis of the existing information and data on the topic, and provides an in-depth office space survey to determine patterns of office space utilization.

The study presents five major sections of analysis:

1) A review of literature on the history of the office and design trends as related to floor area per office worker;

2) An examination of Government office floor space standards;

3) An analysis of historical values and trends in floor space per office worker in various American and Canadian cities;

4) A review of issues in suburbanization and decentralization to estimate their influence on floor space per office worker;

5) An in-depth survey of Toronto downtown core office tenants to determine their standards of floor space per worker.

VAUGHAN

TITLE Industrial Report

AUTHOR Town of Vaughan Planning Department.# 1.

FORMAT Soft Cover, 21 pages plus tables, maps and appendix. October 1972

CONTENT An inventory report designed to examine existing industrial areas in the town, particularly those in the neighbourhood of the C.N.R. yards, and to present proposals for the expansion of the industrial area.

The study of the existing industrial situation is concentrated in one specific study area, comprising the following four sections:

1. Rivermede;
2. Doney;
3. C.N.R.;
4. Maplecrete- Estelle Area.

This section examines the following components of existing industrial activity:

1. Land Use
2. Official Plan and Zoning By-laws
3. Industrial Survey
4. Details of Industrial Operations
5. Sanitary Sewers
6. Water
7. Comparison of Water and Sewage
8. Storm Water
9. Electricity
10. Gas
11. Transporation
12. Municipal Finance

The section dealing with proposals for the expansion of the industrial area involves similar factors of analysis as found in the previous section. In this case, proposed systems and facilities are analysed, along with a number of other study components such as:

1. land ownsership;
2. details of proposed ultimate industrial area;
3. staging;
4. basis for staging;
5. form of development;
6. conclusions

...2/

A detailed appendix offers further background information for use in the analysis of both the existing situation and proposals for expansion. It is also recommended in the report that the resulting conclusions should form the basis of an Official Plan amendment.

TITLE: Residential Attitude Survey - Woodbridge

AUTHOR: Town of Vaughan Planning Department #2

FORMAT: Loose Leaf, 15 pages including questionnaire, 1974

CONTENT: A residential attitude survey of the Central Area of Woodbridge, as part of the overall Woodbridge study to provide the necessary guidelines should any further development occur in this area.

The purpose of the attitude survey was to identify:

1. the problems as well as the more positive features of the central area as perceived by the residents and people in the community who have daily contact with the area;

2. the community values on historical or "significant" buildings and natural environment areas;

3. the community feelings toward the shape of future development, if any, of the central area and the future form and type of land use.

The survey contains the two page attitude questionnaire and detailed results of the survey. A summary of results is offered based on these questionnaire results.

TITLE: Financial Impact Study - Pine Valley Village

AUTHOR: Town of Vaughan Planning Department. #3

FORMAT: Bound Soft Cover, 28 pages, plus 4 appendices, January 1975.

CONTENT: A study of the financial impact in terms of Vaughan's public costs that a proposed development under the Ontario Housing Action Program would have on the Town.

The Pine Valley Village proposals estimate a population of over 21,000 persons. The study analysis therefore was in essence a "costing" process of public investment required to settle some 21,000 persons in a community with a well balanced proportion of social amenities.

The value of the study data was in its use as the first step in negotiations, involving the partnership of the Town, Province and Developer for the reality of the proposed community. The data does not include those indirect social costs and benefits of the proposal.

TITLE Woodbridge Central Area Study

Part 1 - Development Factors

AUTHOR Planning Department, Town of Vaughan # 4

FORMAT 1974 Maps, Text 57 pages

CONTENT Examines factors which would influence the development of a part 2 official plan. The report is interesting in that it examines a small community undergoing rapid change and under great pressure for development yet is within the immediate influence of Metro Toronto.

text and maps examine the community under the following headings:

- Boundaries
- Historical Background
- Existing Official Plan Policies
- Conservation Authority Policies
- Transporation
- Population
- Land Use
- Buildings
- Land Value
- Traffic and Parking
- Utilities
- Natural Features

NOTE:- This is only a description of the existing situation and is used only as a background report for the policy making phase of the planning process.

WATERLOO

(city of)

TITLE: Concept for the Waterloo Official Plan

AUTHOR: City of Waterloo Planning Department. #1

FORMAT: Loose Leaf, 36 pages plus 2 maps, October 1975

CONTENT: A general overview of the conceptual basis for the Waterloo Official Plan. The purpose in formulating the document was to provide the basis for debate on the goals, objectives and policies that will govern the development of the City during the period of the Plan. In general terms the concept outlines the assumptions of the Waterloo Official Plan, and sets out the plan's goals and objectives to provide a general framework of policies for land use transportation etc. At the end of the paper is a series of appendices containing land use and population considerations, as well as technical background material.

NOTE: Based on public and private input, this concept plan may have been altered.

TITLE: A Development Plan for a Growing Waterloo

AUTHOR: City of Waterloo Planning Department. #2

FORMAT: Newspaper, 5 pages, March 1976

CONTENT: A development plan adopted by Council as the basis for updating the Waterloo Official Plan. The main purpose of the newspaper was to present the plan to citizens in order to gain citizen input.

The development plan was based on a certain population projection, a number of assumptions, goals and objectives as well as a statement of the basis of the plan. These general items are outlined and explained in the newspaper.

WHITBY

TITLE: Secondary Plan for Study Area 3 (Downtown)

AUTHOR: Town of Whitby Planning Department. #1

FORMAT: Bound Soft Cover, 2 parts, 72 and 20 pages respectively plus maps, May 1975

CONTENT: The Town of Whitby Official Plan (approved June 17, 1974) designated several problem areas of the Town as Special Study Areas, for which Secondary Plans would have to be prepared. This amendment constitutes the Secondary Plan for Special Study Area No. 3.

This Secondary Plan generally refers to the "old town" or "downtown area" of the Town. It includes the commercial core and the surrounding residential areas.

The total document is presented in two parts. Part One, the Secondary Plan, outlines and examines the following Plan components:

1) the establishment of the Basis of the Secondary Plan;

2) the identification of the underlying problems of the downtown area and the determination of the basic Objectives of the Plan;

3) the presentation of Land Use policies and Development Criteria;

4) the suggested means of Implementation of land use and development policies.

Part Two contains a background report to the Secondary Plan. It provides background information, and an analysis of the various physical, social and economic factors of the downtown area.

TITLE: Rossland Road Area Urban Design Study

AUTHOR: Raymond Moriyama Architects and Planners for the Town of Whitby. #2

FORMAT: Bound Soft Cover, 51 pages including photos and drawings, May 1975

CONTENT: This urban design study is concerned mainly with the Town Centre on either side of Rossland Road and the residential area to the north, in downtown Whitby. In studying and proposing opportunities for this area, broader historical and regional topics are dealt with since they are basic to any long-range thinking and planning.

In regard to the study area and the objectives of the Study, the following development and design factors are examined:

1) Planning Context;
2) Town of Whitby - background and present situation;
3) Opportunities;
4) Urban Design Goals;
5) Urban Design Concepts;
6) Development Guidelines.

TITLE Development Guide for the Town of Whitby

AUTHOR Town of Whitby Planning Department #4

FORMAT Soft Cover, 49 pages, maps and sketches plus 11 apendices. March, 1971.

CONTENT Formulation of broad guidelines for the development of the Town of Whitby as a whole, along with the suggestion of a methodology to cope with the 10-acre lot problem. This report only summarizes and highlights proposals for Town development. The Planning Department was already involved in drafting an Official Plan.

In preparing this guide, examination has been made of existing land use patterns, physical features, servicability of the éntire Town, and the existing and future anticipated road patterns as contained in the various Official Plans of adjacent municipalities. Legal documents and available studies, such as the Regional Plan Report of the Central Ontario Joint Planning Board, were also studied for proposal recommendations.

The report initially outlines basic observations on which future Town development must be found. These observations include physical features, land use, existing roads and services, the Town's regional context, and the existing Official Plan and by-law controls.

A number of development assumptions are presented. Some are firm proposals already postulated by the Town or other established agencies, while others are pure speculation based on data from a variety of sources.

Development proposals are offered, each dealing with an area of consideration vital to the successful implementation of the Guide. The following three major circumstances are recognized and directly influence the proposals:

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1) The Town will experience substantial growth by year 2000;

2) The Town is divided by a 1½ mile wide strip of land of particular topographic and ecological interest;

3) The proposed Provincial Highway 407 is most likely to be located within this strip of land.

The proposals provide development concepts for environmental, commercial, industrial and residential areas, schools, open space, roads, services, employment, tourism, special study areas, rural areas and ten-acre lots.

A number of problem areas were also isolated, and alternative concepts proposed where clear recommendations could not be reached. These issues are the vacant "10-acre lots" and the areas zoned Residential in rural hamlets.

A lengthy appendices of background information is also included, along with formal recommendations as a framework for the preparation of an Official Plan.

TITLE: Brooklin Feasibility Study

AUTHOR: Donovan F. Pinker Consultants Ltd. for the Town of Whitby. #6

FORMAT: Bound Soft Cover, 37 pages plus maps, December 1975

CONTENT: The village of Brooklin is within the Town of Whitby which in turn is a municipality within the Regional Municipality of Durham.

This report was commissioned because significant private and public land assemblies have taken place adjacent to the village in the past two years. It was formulated to assist in determining the role of Brooklin in the Durham Region over the next 25 years. The report highlights the relevant documentation that has preceded it, and attempts to raise the choices that are available, the implications and "trade-offs" involved and a recommendation as to "best choices" that can be made.

The report provides a background-historical analysis of the village. The context of the village in relation to the TCR Plan, the COLUC Report, and the Durham and Whitby Official Plans is also examined. Brooklin's urban feasibility and environmental services are examined, and final recommendations are offered relating to the terms of reference.

YORK

Title: Borough of York - Housing Policy Study

Author: Paterson Planning & Research Ltd. for the Borough of York #1

Format: Soft cover, May 1975, 243 pages

Content:

The objective of this study was the establishment of an interim Housing Policy that would permit the municipality to make immediate interim decisions with respect to participation in Provincial initiatives with respect to Housing and also with respect to private applications for development of housing.

To estimate the housing needs by type, tenure and price for the short term (next 3 years) the first part of the study deals with Housing Stock and Conditions under the following 14 headings:

1. Unit Type
2. Number of Rooms & Bedrooms
3. Housing Starts/Completions
4. Demolitions
5. Dwelling Values
6. Vacancy Rates
7. Government Assisted Housing
8. Period of Construction
9. Structural Conditions
10. Water/Bath/Toilet Deficiencies
11. Lodging and Doubling Up
12. Persons/Room and Per Dwelling Unit
13. Length of Occupancy
14. Land Use

The second part of the inventory stage deals with the demographic and socio-economic characteristics of the municipality's inhabitants:

1. Population Growth
2. Age Distribution
3. Marital Status
4. Household Type, Size and Formation
5. Ethnic Composition
6. Family Income
7. Employment
8. Population Density

The study then proceeded to review existing planned, zoned or possible development areas and/or

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sites having potential for residential redevelopment in terms of location, phasing, type and mix of housing. The purpose of this phase was to identify those factors which were impeding the development of these sites and the potential impact such development would have on the surrounding area and on the municipality.

The final stage of the report reviews existing metropolitan, provincial and federal housing policies and programs which have an impact upon housing. From this suggestions are made as to which ones would be advantageous to the municipality in meeting its housing targets including the means of implementation of same, and estimating the number of units to be produced under the different programs.

Some of the more intersting individual recommendations in the report are:

1. a target for condominium construction at the 50-55% level, rentals 40-45% and free simple ownerships at 5%.

2. encourage more private rental housing production by means of zoning bonuses.

3. hiring of a Housing Co-ordinator.

The document on a whole is well written, factual, easy to read, with sound and practical recommendations.

Title Condominium Policy For The Borough of York

Author: Borough of York Planning Department # 2

Format: Loose-leaf, 34 pages, January 1975

Content:

A policy paper based on a synthesis of studies on condominiums carried out by the various municipalities of Metropolitan Toronto.

The report focuses primarily on the condominium policy developed by the Borough of Etobicoke which includes the identification of 10 areas of concern relating to major problems in condominium developments. That is:

1. Safety
2. Driveway Standards
3. Traffic and Parking Control
4. Parking Standards
5. Sidewalk and Walkway Standards
6. Utility Standards
7. Open Space and Recreational Facilities
8. Social Environment Criteria
9. Scope of Condominium Corporation
10. Maintenance

Out of this examination policies and procedures are articulated for approving condominium applications for 3 basic categories.

(1) New Construction

Declaration of a condominium proposal must be made when initial rezoning is applied for. A Condominium Agreement is then required which includes provisions relating to required construction works, the standards of design and construction, performance guarantees payment of any required levies, and the regulation of residential occupancy during construction.

(2) Building Under Construction

This category will disappear once all buildings under construction, at the time this policy was adopted, are completed since the procedures for new

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construction will apply.

(3) Conversions to Condominium

Although acknowledging a need for some major degree of flexibility the general position is to require the applicant to meet all the critical requirements to be applied to condominium schemes e.g. 1.5 parking spaces/unit, gross floor area of 1,000 sq.ft. unit, provision of onsite recreational, social and service facilities, etc. This would appear to be specifically intended to ensure that there is not major depletion of the existing rental accommodation.

TITLE: Metropolitan Toronto Cost/Benefit Factors Relative to Large Apartment Development Study Guidelines

AUTHOR: Price, Waterhouse Assoc., for the Borough of York. #3

FORMAT: Bound Soft Cover 15 pages including graphs, May 1973

CONTENT: This report examines the net effect arising from apartment projects in the Borough on Metropolitan Toronto services. It is therefore on extension of the earlier "Costs Benefit Study of Land Use Within the Borough"* report on the costs and benefits of differing land uses associated with the municipal services system.

In conducting the study, the consultants first reviewed the financial statements of Metropolitan bodies, the Municipality of Metropolitan Toronto, the Metropolitan Toronto School Board and the Metropolitan Separate School Board Interviews were also held with officials responsible for the larger metro programs to determine the financial relationship between their activities and apartment development. The report does not consider the effects on the Metropolitan mill rate of future, unquantifiable events which could have considerable impact.

* Guide Summary: Borough of York #4 and #5

TITLE: Cost Benefit Study of Land Use Within the Borough: Volume I

AUTHOR: Price, Waterhouse Associates and Marshall Macklin Monoghan Ltd. for the Borough of York. #4

FORMAT: Bound Soft Cover, 80 pages including tables and maps, August 1971

CONTENT: A study which emphasizes the cost benefits of apartment redevelopment. The text initially presents the approach and then the reasoning in the selection of specific sites in the Borough for study of redevelopment. All sites were appropriate for high density residential development, but other types of land use development were also considered in site selection. In addition, this review also included the estimation of revenues received under alternative land uses and the allocation to each such land use of costs associated with land redevelopment and the supply of necessary services.

The report concludes with detailed findings on the added costs and revenues arising from redevelopment, with a review of social research into the effects of apartment development on the cost benefit equation. Included is a summary of the ways in which a study such as this may be applied in furthering the decision-making process of municipal government.

NOTE: Both volumes of the study contribute to the methodology of redevelopment analysis. The methods of calculation are adaptable to computer manipulation and the consultants' working papers are available for study of this possibility.

TITLE: Cost Benefit Study of Land Use Within the Borough: Volume II

AUTHOR: Price, Waterhouse Associates and Marshall Macklin Monoghan Ltd., for the Borough of York. #5

FORMAT: Bound Soft Cover, 150 pages, August 1971

CONTENT: As a companion study and collection of appendices for Volume I, this report expresses revenue and expenditure data developed in Volum I in terms of the net contribution, positive or negative, of individual units of land use for short-range planning purposes.

The report presents a collection of financial accounts analyses which indicate whether the relationship of the cost or revenue to land use is incremental or not incremental. Those in the first catagory are allocated to all of the alternatives studied in Volum I.

NOTE: Both volumes of the study contribute to the methodology of redevelopment analysis. The methods of calculation are adaptable to computer manipulation and the consultants' working papers are available for study of this possibility.

TITLE: Parking Requirements in C1 and C2 Zones

AUTHOR: Borough of York Planning Board. #7

FORMAT: Loose Leaf Report to Council, 7 pages, September 1975.

CONTENT: The report recommends parking policies and standards in C1 and C2 zones, which are described as commercial places of amusement and assembly.

The following background factors and locational aspects of parking requirements are examined:

1) Delineation of Parking Spaces and Traffic Circulation;

2) Basement Conversions to New Commercial Uses;

3) Definition of Gross Floor Area;

4) Mixed Commercial-Residential Buildings;

5) Shopping Centres and Other Commercial Developments;

6) Review of Proposed Parking Standards;

7) Enforcement of Parking Standards;

The proposed parking standards are listed to relate minimum required parking facility standard to the type or nature of the building or structure the facility will serve.

Date Due

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